The Carmel Pine Cone

OUR 69TH YEAR, NO. 29 July 21, 1983

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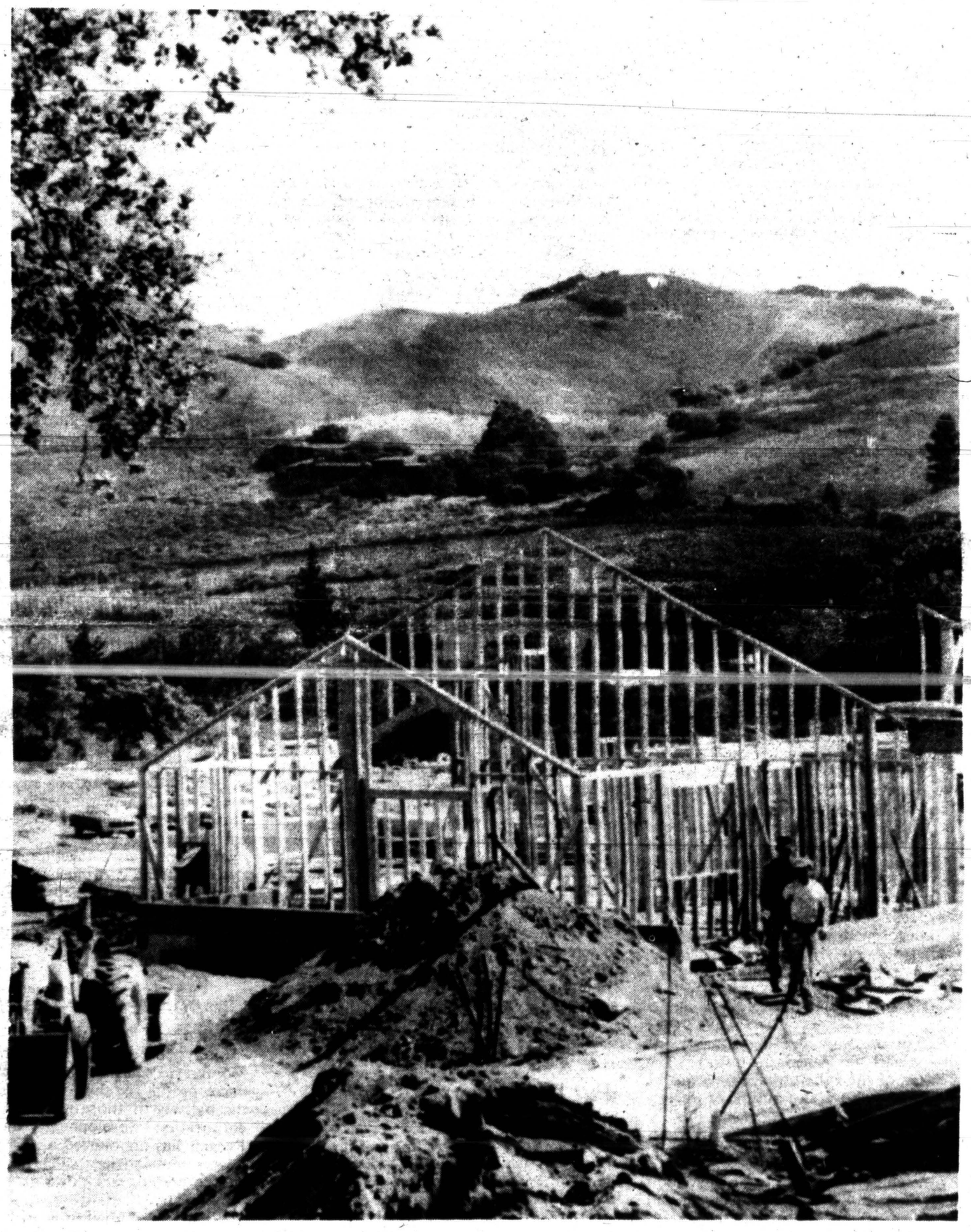

CARMEL VALLEY RANCH construction continues on condominiums on the southeast section of the ranch property despite controversy over the annexation of a part of the project to the California-American Water Co.. Development of that section of the ranch is not in question in the latest controversy over ranch development, as this site is already within the Cal-Am service area. Carmel Valley Ranch has completed 80 condominium units, and another 107 are now under construction. (Mike Gardner photo).

CV Ranch water must be explored

By JOE LIVERNOIS

CARMEL VALLEY RANCH developers will not be able to annex a 30-acre parcel to the California-American Water Co. if tests show sufficient water exists in the so-called Tularcitos aquifer.

At least, that is the definition Monterey Peninsula Water Management District manager Bruce Buel was able to cull out of the motion water board members passed at a fiery July 11 meeting.

Buel's interpretation of the board action adds considerable confusion to one of the most controversial issues in Carmel Valley this summer.

"I don't think anyone understood the action," Buel told the *Pine Cone/Outlook* last week.

He said he and David Laredo, the water district counsel, spent an hour listening to a tape recording of the meeting in an effort to clarify what board members approved July 11.

They concluded that annexation of the ranch property was conditional on proof that water does not exist beneath ranch property in what has become known as the "Tularcitos aquifer."

Ranch developers have sought the annexation so Cal-Am can provide water to a 24,000 sq. ft. resort lodge and 100 "cottages" they propose to build on about 30 acres of ranch land outside the Cal-Am service area.

Proof of the existence of water from an aquifer independent of the Carmel River aquifer, from which Cal-Am gets its water, has been a steady source of controversy as Carmel Valley Ranch gains incremental approvals for its development.

Carmel Valley residents, including the Carmel Valley Property Owners Association, have insisted ranch developers secure water from a source other than Cal-Am because of dwindling supplies of available water in dry years.

They contend the environmental impact report and the specific plan prepared for the ranch were based on the developers' contention that they would supply water from the Tularcitos aquifer.

Carmel Valley residents argued long and hard July 11 that a Carmel Valley Ranch application for annexation to the Cal-Am service area should not be allowed until supplemental environmental data is submitted.

Continued on page 4

letters

Letters to the editor are welcome. Views on all matters are acceptable, following the guidelines of good taste. While there is no limit on length, brevity is encouraged. Letters are subject to editing for style and length. Each letter must contain name, address and signature. A phone number is needed for verification only. Anonymous letters are not accepted.

'Very lucid editorial'

Dear Editor:

We have received favorable feedback from residents (as well as some visitors) concerning Carmel-by-the-Sea's Fourth of July, and no small part of that positive attitude is due to you and the media of the Monterey Peninsula who so willingly helped to disseminate the city's policies for the holiday weekend.

I particularly want to give our thanks and appreciation for your very lucid editorial on the subject of the Fourth of July in Carmel. I know that it played an important part in helping the residents to understand the need for the restrictions.

I look forward to working with you in our rehabilitative efforts of Carmel-by-the-Sea Beach.

Douglas J. Schmitz
City Administrator
Carmel

Hays letter 'racist'

Dear Editor:

The letter you printed from Maggie Hays is outrageous. It is simply another example of the racism exhibited in earlier letters about Hitler's planned extermination of the Jewish people.

Ms. Hays actually had the affront to write that "these people were the unfortunate of a war with their homeland." The United States was their homeland; they were citizens of our country — like you, like us, like Maggie Hays.

The U.S. citizens held by the Japanese during World War II were not citizens of Japan. They were interned — as non-citizens — for the duration, as we also interned Japanese citizens here.

Ms. Hays seems to think that imprisoning one's own citizens is the same as imprisoning foreign nationals. That is simply not true. And morally, you cannot "intern" citizens of your own country; you cannot deprive them of every constitutional right at the stroke of (even) F.D.R.'s mighty pen. No matter what their ethnic origin.

The forced movement of thousands of our fellow American citizens to concentration camps during World War II was then, and remains, one of the deepest blots upon American history.

Ms. Hays betrays herself as a racist by her own thought and words. They are to be discarded as simply foolish by intelligent citizens everywhere.

Anne Du Bois
Christopher Stagg
Carmel Valley

P.S. To our knowledge, there is but one other parallel in American history: The suspension of the write of habeus corpus by President Lincoln — also in time of war.

Reject library move

Dear Editor:

By the authority of my Carmel childhood, as a graduate of Sunset School (class of '56), and as a grown man sensitive to the heritage and continuity so essential to Carmel-by-the-Sea, I implore the city council to reconsider and reject the idea of moving the Harrison Memorial Library out of its Ocean Avenue home, to be reoccupied by city hall offices.

Nothing would be more tragic than to displace the library from its present location; it would constitute an erosion of the cultural values that have brought Carmel this far into the 20th Century.

If the library needs more space, why not dig a basement below the present ground floor? I'll send money to help for that. If city hall is feeling left out, why not do something inspiring with the parking lot opposite the post office (let's fix the post office while we're there!)?

As a paperboy in Carmel, I never would have imagined that one day I would be working on this nation's space laser program. As an adult, I find it equivalently unexpected that the Carmel City Council is on the brink of making this serious error in city planning to accommodate its modern needs.

I know it can hold on to our heritage, if it wants to. We can't always foretell the future; but if we enjoy our present, we should look into our past and understand the factors that led to the present. And then we should preserve these values at the essence of Carmel-by-the-Sea.

Todd Gilmore
Mountain View

A 'continuing soap opera'

Dear Editor:

You have a hot property, the continuing soap opera starring the city council and assort d Carmel characters and issues in diverse subplots! Kudos to the genius who comes up with such great, divisive story lines week after week: Piccadilly, library annex, Odello land, parking, beach control, granny housing, business restraints, CV water, second stories, et cetera and ad naseum.

I wish you published daily; each week seems like an eternity till I can get my Thursday fix. (For new readers, you should put "To be continued" in parentheses following each weekly chapter.)

Perhaps in the next decade — or century — those of us still alive may be able to read "Conclusion" following a final episode of one or another of these gripping confrontations.

We should live so long!

Gordon Cubbison
Carmel

Plywood chateau in CV?

Dear Editor:

A plywood chateau in Carmel Valley? How did that happen? You come around the turn and right on the edge of the road stands this pseudo-imitation French (?) structure that has somehow gotten through the hands of the planning commission and the Lower Carmel Valley Advisory Committee.

It looks as if some of the architectural horrors from the mouth of the Valley are creeping east. And it is very solidly there to smack us painfully right in the eyes. (We hope no lighting!)

Supposed to be for agricultural use — a winery that will include a tasting room, gift shop and trucks of imported grapes and buses of visitors! A seeming commercial use in a residential area.

What next can we fear from officials who seem to have no awareness of such intrusion on the visual beauty of our Valley?

Perhaps the "advisory" board can salvage the viewshed by prevailing upon the builders to screen it with trees, make it a dark color and cover it with vines. Letters to the county zoning administrator may accomplish this and warn against such mistakes in the future.

Marian Weygers
La Rancheria
Carmel Valley

Put controversy aside

Dear Editor:

As a 12-year member and patron of the Harrison Memorial Library — and I know I speak for many like-minded residents — I would like to express the most earnest concern for an end to the disturbing conflict about the library annex.

There can be no doubt in the minds of volunteers in this cherished building, nor in the minds of thousands of borrowers, that the library needs much more space, and as soon as possible.

The building itself is a community treasure; it was established and erected by the gift of Mrs. Harrison to be a library, and only a library. To provide space for the children's department, huddled into a cellar as it is now, for the reference department, and for more efficient management of the library in adequate space, the annex is acutely needed.

The plans for this addition across the street are beautifully executed, as anybody can see now on one of the library walls. The need for parking and for public restrooms cannot be denied either.

Let us go forward together, and soon our city council and our much respected library board, with the firm belief that a harmonious adjustment of differences will enhance the beauty and the invaluable services of this most important public asset.

Iona R. Logie
Carmel

Corporate over-development

Dear Editor:

Many corporations are coming to the Monterey Peninsula to use public land to make profits for their investors. They have the blessing of those politicians who favor corporation development and industry. Reagan has announced a variety of crackdowns in our society which has also resulted in a corporate crack-down on environmental movements.

What's good for the tourist industry is not necessarily good for this community. Corporations will use any scheme they can to gain access to the land. They can say that they are environmentalists or ecologists to gain public support. They see a potential for profit and they will do everything they can to manipulate public opinion to let them move in.

Politicians have to respect the corporations who have professionals constantly pressuring them to give in to the demands of the corporations. It's no wonder why individuals, like myself, feel apathetic about the over-development on Monterey Peninsula.

Our representatives do not have to represent the interests of the apathetic non-voters. Corporations like this attitude because they can use it to their advantage to make profits.

Write to your representatives and let them know how you feel about all this development on the Monterey Peninsula. But if you do favor over-development, please don't write to them.

Michael Bogatirev
Pacific Grove

Offer isn't 'political'

Dear Editor:

The Carmel-by-the-Sea Garden Club would like to thank Michael Gardner for his balanced article on the club's offer to develop a 15-foot trial park at the Piccadilly Nursery site. We appreciate the enthusiasm and support our offer has received from area residents and from an apparent majority of the city council.

However, we are puzzled by the accusation that our offer is "political." This seems to be the opposition's opinion of our offer.

Our motive is simple. We want to show the residents of Carmel that the site can be made attractive, that it will be used, and that it is an alternative to even more development and density in our village.

Betty Guilfoil
Carmel

Editor's desk

Tangled web fails to deceive on the water management board

By ROBERT MISKIMON

DESPITE some rather intricate political wheeling and dealing on the Board of Directors of the Monterey Peninsula Water Management District over annexation of part of Carmel Valley Ranch to the California-American Water Co., the public interest may yet be served.

After the smoke has cleared from the stormy water district meeting of July 11, it now appears that what everyone thought was a straightforward approval of that annexation — despite continued protests from citizens and the Carmel Valley Property Owners Association — contains the germ of justice.

That seed is contained within the wording of the motion by Director Anexander Henson of Carmel Valley to the effect that annexation of a 30-acre parcel of Carmel Valley Ranch land to the Cal-Am service area can not proceed until the water district is convinced there is no on-site source of water. *(See coverage in this issue).*

In other words, the motion approved at the 11th hour by water district directors does, in fact, guarantee that the elusive "Tularcitos aquifer" will be explored and its existence either proven or negated. Which is exactly what the CVPOA and other citizens had demanded, based on prior commitments by the Carmel Valley Ranch developer that adequate on-site water would be available.

An extremely interesting sidelight to this political skulduggery is the revelation by William Woodworth, a water district director from Pacific Grove, that he had aligned his vote with William Peters, Fifth District supervisor and fellow water board member.

Woodworth, who will seek re-election in November, admitted in an interview with the *Pine Cone/Outlook* that he had sided with Peters on the Carmel Valley Ranch annexation because Peters had expressed support for Woodworth's water reclamation ideas.

Now, the fact that there is vote-trading on public bodies ought not to come as a shock because it happens frequently. Usually, though, when it does happen, it works out for the public benefit because those who trade their votes genuinely are concerned about the public welfare.

In the case of the Carmel Valley Ranch annexation, we're not convinced that this was the case. It looks like Bill Peters, who has a long record of involvement with, and support for, Carmel Valley Ranch, simply lined up his votes on the board and ran with the ball.

His strategy worked. But not completely, thanks to a last-minute move by Director Henson to frame language in the motion for approval that would insure exploration of the Tularcitos aquifer.

What goes around, comes around.

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The Carmel Pine Cone
and Carmel Valley Outlook

CNPA Member 1983

PUBLISHED EVERY THURSDAY

Vol. 69, No. 29
July 21, 1983

Published by Brown & Wilson, Inc., a Calif. corporation

The Carmel Pine Cone, established 1915, is a legal newspaper for the City of Carmel-by-the-Sea, the County of Monterey and the State of California, established by Superior Court Decree No. 34750.

The Carmel Valley Outlook is a legal newspaper of general circulation for Monterey county and the State of California established Oct. 6, 1961, Superior Court Decree No. 52029.

Application to mail at second-class postage rates is pending at Carmel Rancho Post Office, Carmel, CA 93922

Northeast corner San Carlos and Ocean Ave
P.O. Box G-1, Carmel-by-the-Sea, Calif. 93921
Telephone (408) 624-0162
SUBSCRIPTION RATES: Monterey County, $20/year; outside Monterey County $32; out-of-state $40; foreign $60

Carmel woman gets city cooperation on spraying notice

By JOE LIVERNOIS

THE CITY OF CARMEL will post notification signs whenever it applies pesticides and weed killers on city property, thanks to the efforts of a Carmel woman who suffered a skin rash and sores after a brush with an herbicide in Mission Trails Park.

Acting Forester Gary Kelly told the *Pine Cone/Outlook* last week that signs will be posted whenever insect and weed killers are applied by city crews.

He also said the city forestry department would notify the *Pine Cone/Outlook* about planned chemical applications whenever they are scheduled in time for public notification.

He stressed, however, that all chemicals used by the city are considered "Category I chemicals," which are the least toxic to humans.

The administrative decision to post signs on city property is the result of a quiet one-woman campaign by a Carmel woman who said she suffered severe rashes after she picked nasturtiums in the city-owned Mission Trails Park in October.

Mrs. Montgomery said that the day after her walk in the park, she broke out in a rash that eventually developed into 'oozing sores' and that she was 'itching from head to foot' for about six weeks.

Marjorie Montgomery, a Junipero Avenue resident, told the *Pine Cone/Outlook* last week her rash puzzled her at first. But when doctors insisted that the rash was a result of contact with a chemical, she remembered that the nasturtiums she picked in the park were unusually wet for a sunny day.

"Dumb me," she said. "I'm not a country girl. I didn't even think about it and picked the nasturtiums and rubbed my eyes."

When it later dawned on her that the afternoon dew on the flowers might actually be some type of chemical, she said she contacted the forestry department and Kelly told her the park had been sprayed with an herbicide called Roundup.

He also told her that Roundup is available for domestic uses.

Mrs. Montgomery insisted that she see a Roundup brochure. When the forestry department supplied her with the brochure, the warnings it contained "scared me silly," she said.

A precautionary statement in the brochure noted the substance is a "hazard to humans and domestic animals" and warned users to "keep out of reach of children." It also warned to avoid chemical contact with eyes, skin or clothing.

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MRS. MONTGOMERY said that the day after her walk in the park, she broke out in a rash that eventually developed into "oozing sores" and that she was "itching from head to foot" for about six weeks.

But she said she wanted to "underplay my suffering. I am particularly concerned about the nice little kids around the neighborhood."

Mrs. Montgomery lives about 300 feet from the Junipero Avenue access to the Mission Trails Park. She said the application of chemicals without warning in the park "scared me because there are a lot of kids that run around here."

She told the *Pine Cone/Outlook* that she understands the necessity for the use of some chemicals to control the environment for human comfort. "To a degree," she said. "But a line has to be drawn somewhere. They invite people to walk through the park and the people must know when it is safe.

"I'm really not a hysteric but I do think signs should be posted."

Kelly said the city will post signs and attempt to notify the public via the *Pine Cone/Outlook* whenever possible even though public notification "is not really a requirement for the type of chemicals we use."

But Lydia Villarreal, a California Rural Legal Assistance attorney from Salinas who specializes in chemical use, noted that "just because you can buy a pesticide in a supermarket doesn't mean it isn't dangerous."

She said that if the Carmel Forestry Department has agreed to post signs on city property on which chemicals are applied as a result of a single complaint, it will have done so in a much quicker manner than what Salinas residents went through to get the Salinas City Council to post signs when its crews sprayed the toxic chemical 2,4-D three years ago.

"It involved a lot of petition signing and long, drawn-out hearings before the city council," she said.

MARJORIE MONTGOMERY'S one-woman campaign to urge the city of Carmel to post notification signs after the Carmel Forestry Department uses chemical weed and insect killers on city property was the result of a severe rash she suffered in October after a hike through Mission Trails Park.

No 'obvious evidence' of sewage overflow in Rio Vista Drive area

THE MONTEREY COUNTY environmental health officer has said there is "no obvious evidence of sewage overflow" on 13 of 16 lots in the Rio Vista Drive area of Carmel Valley.

Nevertheless, Walter Wong recommended that all 16 property owners annex their property to the Carmel Sanitary District. His recommendation has created discord in the Rio Vista neighborhood.

The report by Wong will be presented to the Carmel Sanitary District Board of Directors when it meets at 1:30 p.m., Thursday, July 21 in Carmel City Hall.

Michael Zambory, manager of the sanitary district, told the *Pine Cone/Outlook* the letter from Wong "suggests we violate our own ordinance."

The district, which has exhausted its sewage capacity limitations, is not able to annex property to its service area when capacity, which includes inflow expected from existing lots of record, is met, Zambory said.

The sanitary board was asked by Mary Brinton, a Rio Vista Drive resident, to consider annexation of her home and her neighbor's property after the environmental health department determined her home a "hazardous" area because of her failing leach lines.

The only way to correct the situation is to tie into the Carmel Sanitary District system, Mrs. Brinton told the board at its April 21 meeting.

But because it would be so expensive to tie into the system alone, she asked the district to consider annexation of adjoining property to the district to spread out the costs.

The board noted that it can not legally annex adjoining property unless the county environmental health department determined the property poses an "immediate safety hazard."

Clayton Neill, the Carmel engineer who represents Mrs. Brinton, asked the environmental health department to study the neighborhood.

The result of the study came in the form of a letter that stated that while there is "no obvious evidence of sewage system overflow" on 13 of the 16 lots studied, "we recommend that the properties included in the study area all be annexed at this time."

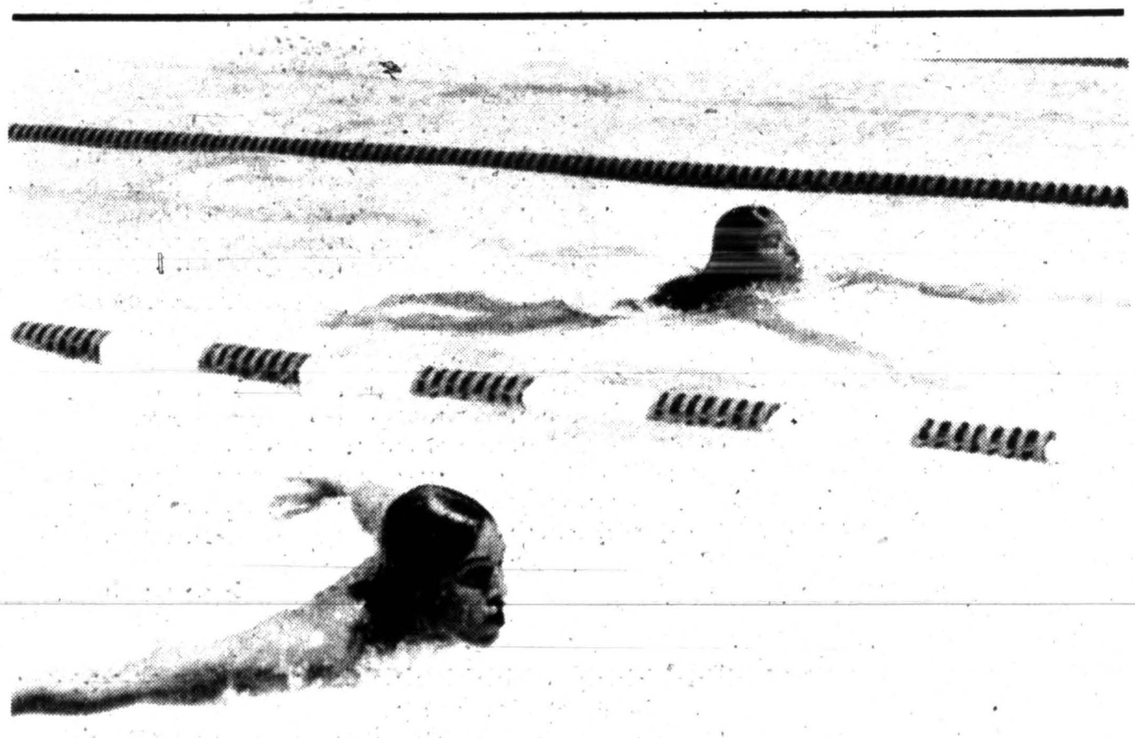
Wong said the property owners without problems do not necessarily need to tie into the Carmel Sanitary District system immediately.

The Wong letter elicited a reply from Margaret Luke, a homeowner in one of the 16 lots, who called his conclusion "a contradiction in statements."

On the one hand, she said, Wong tells Neill there is no pressing problem while, on the other hand, he recommends annexation.

"To force 16 homes to be annexed to an overloaded sewer district for the solution of one homeowner does not seem to be in the best interests" of the neighboring homeowners and the sanitary district, she wrote.

Zambory said he has fielded two telephone calls from other neighbors who feel the same way.



Barracudas have 'waterama'

MEMBERS OF the Carmel Barracudas on July 10 swam about 16,650 yards (more than nine miles) during their annual "waterama" to raise funds for the club. If all of the pledges are collected, the club will fall just short of its $14,000 goal. Top fund raisers of the 111 swimmers were Jeff Lewis (more than $1,500) and Norman Rial (more than $500). This week the Barracudas will return to their sponsors with a signed verification of the number of laps and also a receipt for the tax-deductible contribution. Others wishing to contribute can send checks: to Waterama Chairman, P.O. Box 221264, Carmel, Calif. 93922. Above, swimmers Mike Hardy (far left) and Tricia Pascal competed during the fund-raising event. (Joan Brophy photo.)

General plan highlights issues

THE ISSUES and regulations that will shape the future of Carmel-by-the-Sea, from second kitchens to parking to limits on tourist-oriented businesses, are addressed in the proposed revisions to the 1973 Carmel General Plan.

As a public service to the residents of the village, the *Carmel Pine Cone/-Carmel Valley Outlook* and the city of Carmel jointly have published the entire text of the proposed revised general plan inside this week's issue.

Publication of the revisions will give citizens an opportunity to become informed of the issues included in the general plan before city council public hearings in September.

After adoption of the revised general plan, the city must then approve the implementing ordinances that will enforce the policies included in the document.

Free copies of the special general plan insert are also available at Carmel City Hall and Harrison Memorial Library.

CV Ranch must probe Tularcitos aquifer before annexation

Continued from page 1

But the water board ruled that ranch developers had already turned in enough environmental data to warrant approval of the annexation, a decision that occasioned an emotional outcry.

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LATER IN THE EVENING, however, the water board approved the annexation with the condition that ranch developers test the Tularcitos aquifer. The action on the motion by Director Alexander (Zan) Henson of Carmel Valley passed 6-1.

But what apparently was lost in the confusion of the tumultuous debate was language in the motion that stipulated ranch annexation to Cal-Am is not valid until the water district board is satisfied there is insufficient water in the Tularcitos aquifer, Buel said.

The water district board is scheduled to meet again July 26 to finish the meeting continued from July 11 and Buel told the *Pine Cone/Outlook* last week the board must still ratify its earlier annexation action.

"I want to make it explicit so they understand what they are doing,' he said.

Richard Dalsemer, president of the Carmel Valley Property Owners Association, told the *Pine Cone/Outlook* he was "encouraged" by the interpretation of the water district staff.

"I would say that I was under the impression the motion said the extension (of the water company boundaries) was going ahead no matter what. But if Buel's interpretation is correct, we're very much encouraged by that," Dalsemer said.

And if the board does ratify the motion, he said, "I think just investigating Tularcitos aquifer by itself is a step in the right direction."

The CVPOA filed a lawsuit against the water management district after the board first approved the annexation in February.

After the suit was filed, the water board rescinded the annexation because Laredo determined the water district should have asked ranch developers to file environmental data along with the annexation applications.

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RANCH DEVELOPERS came back to the water board July 11 with another annexation application, plus copies of environmental reports already approved by the Monterey County Board of Supervisors for the ranch development.

Dalsemer and about three dozen other Carmel Valley residents asked the water board to order supplemental environmental information before it considered the annexation request.

But the board determined that sufficient environmental data existed and Laredo told the board that acceptance of the information submitted would be "defensible."

Dalsemer and Richard Rosenthal, a Carmel Valley attorney, argued before the board that water supply situations have changed since the earlier environmental reports were filed.

Rosenthal said the EIRs approved for the ranch "assumed an independent water source" other than service from Cal-Am. He said the EIR for the entire ranch project "brushed over the water supply issue by stating the applicant proposed to withdraw from the Tularcitos aquifer."

He argued that since the ranch now proposes to tie into the Cal-Am service area, supplemental information is needed.

'I would say that I was under the impression the motion said the extension (of the water company boundaries) was going ahead no matter what. But if Buel's interpretation is correct, we're very much encouraged by that,' Dalsemer said.

But what apparently was lost in the confusion of the tumultuous debate was language in the motion that stipulated ranch annexation to Cal-Am is not valid until the water district board is satisfied there is insufficient water in the Tularcitos aquifer, Buel said.

Dalsemer said that "no matter how much time and effort went into" the original ranch development EIR eight years ago, "it is inadequate now."

Since the EIR was approved by the board of supervisors in 1975, a two-year drought forced a drastic reevaluation of area water usage and the water management district was formed, Dalsemer stated.

Robert Greenwood, a Carmel Valley geologist and CVPOA member, told the water board that by accepting the EIR approved by the county as adequate for the annexation, "the district is abdicating its responsibilities."

"If we faced a question of impacts by traffic, or by landsliding, I would agree," he said. "However, the question is water supply, and in that field the water management district is pre-eminent."

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GREENWOOD ALSO noted that the 1975 environmental report for the ranch included a water study prepared by Bestor Engineers that describes a well drilled in Robinson Canyon on ranch property in 1974.

The water study, which was signed by Carl Hooper of Bestor Engineers, states that "development of water from this source will have no effect on the yield of the Valley" and that "this well alone could provide the full water requirements of the development other than for golf course irrigation."

Greenwood pointed out that Hooper's statements "were made when the planned build-out (for the ranch development) was twice what is now contemplated for Carmel Valley Ranch."

And water district Director Ed Lee of Carmel said a draft fisheries report submitted to the board last month indicates that the steelhead salmon in the Carmel River could be reduced to a "remnant population" if water consumers do not stop pumping at least 1,800 ac. ft. of water from the Carmel River aquifer.

So on the basis of those changes in the condition of water supply in Carmel Valley, the CVPOA and other Carmel residents sought supplemental environmental information.

But the board refused, on a 4-3 vote, to solicit more environmental data. Directors Lee, Dick Heuer and Henson were in the minority.

Henson told the board that "there is no question circumstances have changed since the EIR was prepared."

He urged the water district to seek the supplemental environmental study so the district can determine whether or not water exists in the Tularcitos aquifer.

"If we don't look at the Tularcitos aquifer before we annex property to a water company, we will be the laughingstock of water districts in California," Henson said.

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'WE SHOULD BE reasonably sure we have a reasonable alternative of water. It seems to me state law would require us to make that finding."

But Director William Peters, who also serves as the Monterey County Fifth District Supervisor, said that except for Lee's statements about the effect of pumping from the Carmel River aquifer on fish, no substantial new information had been raised to require an environmental review for annexation.

And he discounted Lee's version of the fisheries report because the report is still in draft form.

Peters also told the board that the Tularcitos aquifer already has been tested and, in fact, its testing was a condition of the use permit approved by the Monterey County Planning Commission.

As a result of that testing and because of confusion about the board of supervisors' intentions on water policy for the ranch in the Carmel Valley Ranch Specific Plan, "the board officially evaluated and interpreted the provisions to mean (the ranch has) two alternatives" for its water supply in 1979.

One of the alternatives is the use of Cal-Am water and the other is use of any independent water source.

He said the existence of the Tularcitos aquifer is "not germaine to the discussion" about the annexation.

It was Peters' motion that the environmental information be certified as "adequate and correct."

But Henson countered that the motion "is an affront to the entire Monterey Peninsula and particularly to the residents of Carmel Valley.

"It's incredible in light of the representations that have been made and in light of the statements by Carl Hooper to not require additional information in regard to the Tularcitos aquifer."

Without the supplemental environmental information, he said, "there will be no way to determine the existence of the Tularcitos aquifer."

But Henson found a way later in the meeting.

When a motion was made to approve the annexation, Henson told the board he could "only support the motion on the condition that the applicant indicate the Tularcitos aquifer is not a feasible source of water."

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BUEL SAID he would be "fearful" that such a condition would not give the water district any "control over the quality of the

CONTROVERSY IS NOT new to Carmel Valley Ranch developers. The developer, Landmark Lands Inc., was ordered to build a wastewater treatment facility, of which the pond above is a part, before construction of the 500-unit project began, at the insistence of Carmel Valley residents and the Monterey County environmental health department. Highly-treated wastewater from the plant is used to irrigate the golf course and grounds. (Mike Gardner photo).

THE SITE OF a proposed 100-unit resort lodge on Carmel Valley Ranch, south of the golf clubhouse, is outside the California-American Water Co. service area. Efforts to annex the resort lodge site to Cal-Am have resulted in controversy, two different annexation orders by the Monterey Peninsula Water Management District, and a lawsuit filed by the Carmel Valley Property Owners Association.

WORK CONTINUES at residential sites throughout Carmel Valley Ranch, though construction of a 100-unit resort lodge on the property has been stalled while the Monterey Peninsula Water Management District attempts to figure out where water for the lodge should come from.

investigation."

Peters added that while ranch developers could probably perform the water study of the aquifer cheaply, their results would "not end the debate."

Buel then suggested that if the board wanted the Tularcitos aquifer tested, "I would think you would ask the applicant to pay for the investigation."

Peters then said that the criteria, or scope of work, required to prove the existence of water in the aquifer could be very subjective. "This motion has the potential of changing dramatically the way the board does business," he said.

He said it would be unfair to ranch developers to single out Carmel Valley Ranch to require water tests.

"This would not be the first time Carmel Valley Ranch gets special treatment," Henson said, in reference to what he considers a long history of favors ranch developers have received from the Monterey County Board of Supervisors.

'It's incredible in light of the representations that have been made and in light of the statements by Carl Hooper to not require additional information in regard to the Tularcitos aquifer.'

"You're right, Mr. Henson, this would not be the first time Carmel Valley Ranch gets special treatment," Peters said, in reference to what he considers a long history of unwarranted opposition to any ranch development by Carmel Valley residents.

Henson then asked the board to approve his motion to require a ranch study of the Tularcitos aquifer which would be overseen by district staff and approved by the board as a condition to the annexation.

The board approved the conditional annexation on a 6-1 vote.

The action was greeted with catcalls from the audience, which had sat through more than three hours of debate before the issue was resolved.

Most of the members in the audience had come to urge the district to approve a supplemental environmental report and they were obviously upset that the report was not ordered. But they were apparently oblivious to the ramifications of the conditional annexation.

But Heuer told the *Pine Cone/Outlook* after the meeting that approval of Henson's motion "accomplished what it was we were after in the first place."

And what Heuer and Henson were after in the first place was to get Carmel Valley Ranch to prove the existence of the phantom aquifer before it annexes any property to Cal-Am.

•

'IT WAS PRETTY AMAZING,' Henson said last week, after word of what the action actually meant spread through Carmel Valley.

"The swing vote was Nancy McClintock," he said. Ms. McClintock is the chairwoman of the board.

"Her position was that she wasn't going to deny something the county wanted, which was the annexation," Henson said. "But by moving to annex subject to the testing of the aquifer, she felt she could satisfy the county while getting the aquifer proven.

"And Bill Peters. I don't know what he thought he was doing. And therein lies the tale."

Buel's interpretation of the July 11 action by the board also came as news to Johnny Pott, president of Carmel Valley Ranch.

"That's not true," he told the *Pine Cone/-Outlook* last week. "There was no mention of us drilling a new well. We're not going to spend that kind of money to drill a new well. Why, that would cost $250,000."

"That's what he thinks," Henson said.

"The Tularcitos aquifer doesn't have anything to do with our proposal," Pott said.

But according to action taken by the water board last week, the existence of water in the Tularcitos aquifer will have everything to do with the annexation, Laredo told the *Pine Cone/Outlook*, at least if the action holds up through the July 26 meeting.

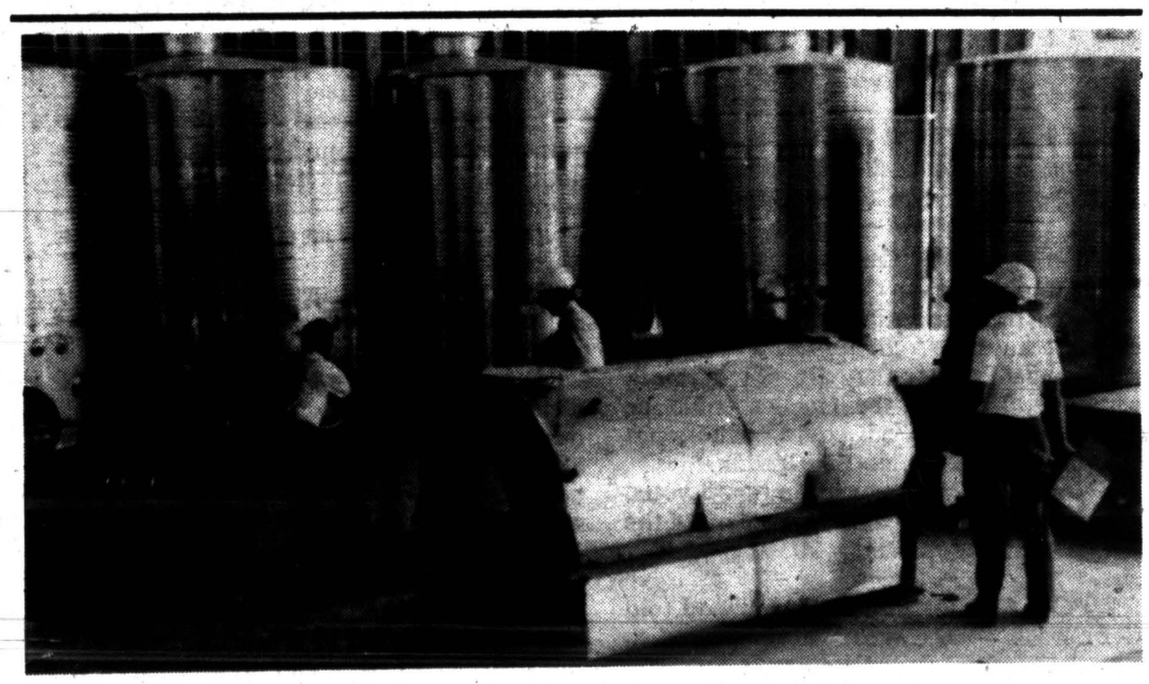
"My understanding is that rather than calling it a conditioned annexation, I would call it a conditional annexation," Laredo said.

"In other words, Henson moved to approve the annexation of the lodge site to Cal-Am provided Carmel Valley Ranch could first prove to the board's satisfaction that there is not the alternative water source."

Buel said the water district staff is now in the process of devising the "scope of work" the district will require of Carmel Valley Ranch developers in its efforts to find water in the Tularcitos aquifer.

A water district board subcommittee composed of Heuer, Henson and Lee is scheduled to meet at 4 p.m. July 21 to recommend a scope of work for the water board to consider at the July 26 meeting.

The July 26 meeting will be at 7:30 p.m. in the district office.



Fermentation tanks arrive

CHATEAU JULIEN, a winery in Carmel Valley, came a bit closer to full-scale production last week when 18 stainless steel fermentation tanks which will hold a total of 63,000-gallons were installed. The winery is scheduled to open in late fall. Also last week, winery officials filled their first order when they delivered several cases to the Vintage Shop in Carmel.

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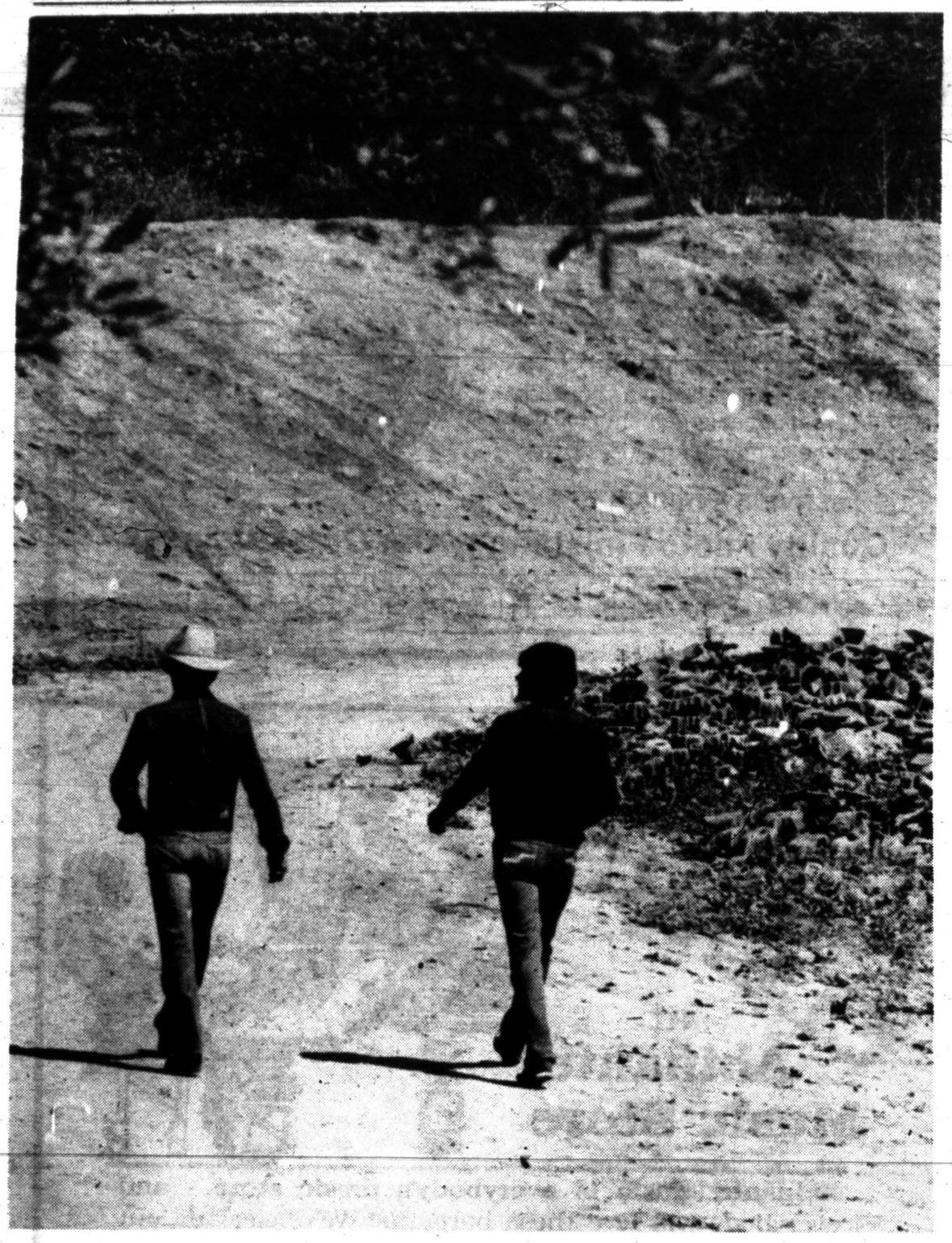

FARMWORKERS stroll along a road next to a levee on the southern bank of the Carmel River on property owned by the Odello family. Carmel Valley Property Owners Association officials have not yet decided whether or not to join the City of Carmel in a lawsuit it has filed against Monterey County and the California Coastal Commission after both entities allowed the Odellos to develop their property.

CVPOA ponders suit over Odello project

By JOE LIVERNOIS

A COMMITTEE OF the Carmel Valley Property Owners Association has been asked whether the association should cooperate with the city of Carmel in a lawsuit against Monterey County and the Coastal Commission based on development allowed the Odello family.

The committee is to make its recommendation to the CVPOA Board of Directors. The homeowners' association has been asked to join Carmel in the suit.

The action alleges the commission violated its own principles when it certified the Carmel Area Local Coastal Program that allows the Odellos to build a 162-unit subdivision, a restaurant, a farmer's market and a recreation facility on the eastern portion of the Odello property just south of the Carmel River.

The association and the city already have joined forces on another lawsuit against the county in response to development allowed at Carmel Valley Ranch.

The CVPOA board on July 13 agreed to ask a committee to study the long history and intricate circumstances involved in the Odellos' efforts to develop the eastern section of their artichoke ranch.

Bruna Odello appeared at the meeting to ask the association to "use you conscience" when board members decide whether to help the city.

And Dick Heuer, who was chairman of the Carmel Area Local Coastal Plan citizens advisory committee, came to bat for the Odellos at the association meeting.

County approval for development was conditioned on the Odellos' permission to lower a levee on the south bank of the Carmel River bank so remaining agricultural land would be flooded during 25-year floods, to protect the developed area north of the river.

Heuer said that if the county is forced to revoke that verbal agreement, a 25-year flood would send three feet of water through Rio Road and eight feet of water through the Mission Fields subdivision.

"The only way to mitigate that is to lower the southern levee," Heuer said. "The lawsuit writes off the people in Mission Fields."

•

RICHARD DALSEMER, CVPOA president, said that although the Odellos received permission to develop the east end of their property "ostensibly as compensation for flood mitigation, there is nothing in writing to obligate the Odellos."

He said the association ought to be concerned because the "county has a history of breaking agreements that are not in black and white. It seems the Odellos could be allowed development but could possibly not go through with the flood mitigation."

In November, the association board voted to support a "compromise" that allowed the Odellos to develop 52 to 90 single-family units.

CVPOA Director Robert Greenwood told the board it should create a committee to study the Odello issue. "We need a lot more information," he said. "It's a very complicated issue."

Bruna Odello said she appeared at the meeting to "enlighten" the board. "We have the connotation of the guys with the black hat," she said. "But our track record doesn't indicate we wear black hats."

She said the family will lower the levee in good faith, though she does not expect the resulting flooding to the farmland will do the fields much good.

"If you are knowingly coerced to take floodwater on your land, you are not very bright," she said. "This is a risk we are going to take to protect people across the way who have knowingly built on a floodplain."

Mrs. Odello has been outspoken in her complaints about the city lawsuit and she again called the suit "harassment" at the CVPOA meeting.

"If we could farm and farm profitably, this would never come about," she said.

"You've got to face the facts and the fact is that farming in Carmel Valley is obsolete."

"If I could have my druthers, I would set the clock back 25 years and put it in a jar."

CVPOA Director Al Eisner asked Mrs. Odello "how much money do you want to make" with the development.

"It really doesn't matter how much money we want to make," she responded. "I don't know how far we'll go. But it doesn't matter because this is American and free enterprise."

•

EISNER SAID THE controversy over the Odello property "comes down to" how much money the family wants to make with the development.

"No one has the right to tell me how much to make," she said.

"The reason it is germane is that the question comes down to private property rights against what some people consider the public benefit," Eisner said.

In other CVPOA discussion last week, Dalsemer said the association will wait for a recommendation from its attorney, Marc Mihaly, before it decides whether or not to reinstitute its lawsuit against the Monterey Peninsula Water Management District and its action to annex a portion of Carmel Valley Ranch property to the California-American Water Co. service area.

'You've got to face the facts and the fact is that farming in Carmel Valley is obsolete.'

Dalsemer's comments came before water management district manager Bruce Buel announced his interpretation of a water management district board action July 11 regarding the ranch annexation. *(See story, this issue.)*

The board also heard a report from Dalsemer about the status of redwood logging on property south of Carmel Valley.

He said Carmel Valley resident Alexander Henson represents a group of property owners in Santa Cruz who have filed suit against the state in an effort to call for public hearings on timber harvest permits already approved by the California Department of Forestry.

The redwood logging operation in Carmel Valley had been thwarted by the Monterey County Board of Supervisors, though a timber harvest permit had been issued by the state forestry department.

When legislation forced counties to give up its jurisdiction of logging operations, the timber harvest permit for the Carmel Valley area logging operation took precedent.

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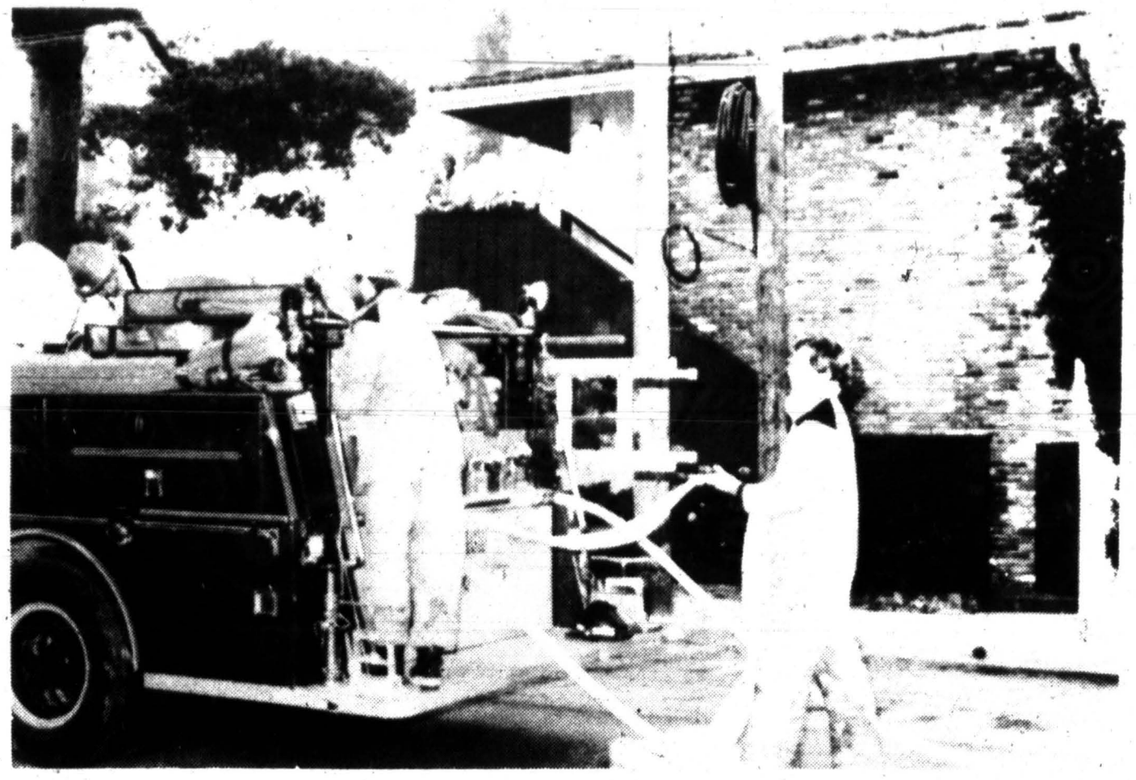
VOLUNTEER JOHN Kirchenbauer steered the water toward the smoke during a practice burn July 14.

FIRE CAPT. Bill Hill and volunteer Lynn Rogers prepared to enter the smoke-filled abandoned home on Dolores Street.



SPECTATORS VIEWED the show from the second floor of a motel as city fire fighters unloaded their gear from the truck. From left are volunteers John Jacoby, John Cherry and Bill Cox.

SMOKE FILLED downtown Carmel on the evening of July 14 during a practice fire staged by the Carmel Fire Department at a condemmed house on the west side of Dolores Street between Fifth and Fourth avenues. The house is owned by the city and is scheduled for demolition once plans for a senior citizen housing project at the site are approved. Because of the potential danger to nearby residences and trees, the department just created smoke and practiced rescues instead of completely burning the building. (Michael Gardner photos.)

Practice fire brings out the curious in Carmel

YOUNG SAM Alquist of Felton, who was in town visiting the Ted Fehring family of Carmel, got more than he bargained for in his visit. The Fehring clan was walking down Dolores Street just as the city fire department staged a practice fire in a condemmed house between Fifth and Fourth avenues. Sam didn't want to have anything to do with it so he went to the other end of a hotel and watched from a safe distance. Later, he was coaxed out to view the show.

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Council to meet in study session on library options

By MICHAEL GARDNER

SHOULD A new Harrison Memorial Library building be constructed, and if so when and where?

Should Carmel City Hall move? Will the city build two, two-story parking garages beneath a park and new library building? Will the proposed Piccadilly Park be sold to finance a relocation plan?

And will a planned senior citizen housing project now be relocated to the current city hall site? Can the city-Pine Inn parking scheme be revived to fit into the entire program?

Those questions and no doubt even more will be discussed in a special Carmel City Council study session at 4 p.m., Friday, July 22 at city hall.

The study session was ordered Tuesday night after the council completed a series of actions related to the proposed $1.1 million library annex at the northwest corner of Lincoln Street and Sixth Avenue. The council:

• Accepted unanimously library board President Francis Herrick's withdrawl from consideration for reappointment. The council then reappointed Bernard Anderson, who is the new board president. The council also appointed Certified Public Accountant Ronald Kabat to replace Herrick.

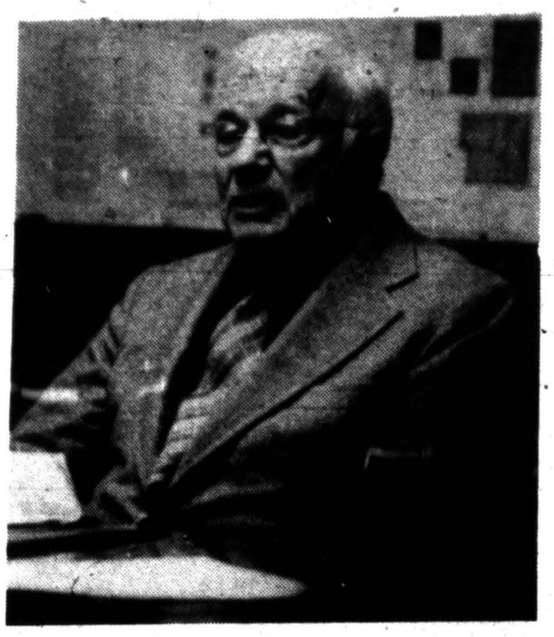
During a break in the meeting, Herrick and Mayor Charlotte Townsend admitted that the withdrawl was made to "ease tensions" between the council and library board. They added that Herrick would probably not have been confirmed for reappointment even if he had been nominated by the mayor.

• Reaffirmed by a 3-2 vote its position that the status of the proposed library annex has changed and that all work should be suspended until a comprehensive master plan can be developed. In the majority were council members David Maradei, Robert Stephenson and Helen Arnold. Mayor Charlotte Townsend and Councilman Frank Lloyd dissented.

• Unanimously told library trustees not to proceed with an application for $200,000 federal jobs bill grant. Terms of the grant stipulate that the project be approved by the council and be ready to begin construction. Since the annex project does not fall into either category, the council could not authorize the grant application.

• Continued by consensus until its Aug. 2 session a proposal to place on the Nov. 8 ballot an advisory measure that would gauge public opinion on the location of city hall and the library.

• Unanimously changed library board bylaws to allow trustees to engage in fund raising. This is a sore point between the council and trustees. The council says the board should more actively raise funds to help offset costs of the operation. Trustees replied that fund raising was not one of the duties of the board as stated in the bylaws.



FRANCIS HERRICK on Tuesday withdrew his aplication for reappointment to the Harrison Memorial Library Board of Trustees to "ease tensions" and promote a "harmonious relationship" between the council and library board.

•

BUT THE July 19 session was not just concerned with the library. The council made a series of decisions on a variety of issues, which included:

• Adoption of a 10-month emergency ordinance that requires planning commission design review of new second story residences and additions of an extra floor to single story houses.

• Unanimously delayed a request by the Carmel-by-the-Sea Garden Club to plant flowers in the front 15 feet of the proposed Piccadilly Park on the west side of Dolores Street between Ocean and Seventh avenues.

The delay was requested by Councilman David Maradei, who believes that the park should not changed until after the city develops its master plan on the library/annex questions. Voters are expected to decide in the Nov. 8 election whether the park should be sold or developed.

• Unanimously remanded to the planning commission a proposal to make all businesses "conditional." This would require that applications for new businesses be reviewed by commissioners before they open to ensure the shop is in conformance with the proposed revisions in the 1973 Carmel General Plan.

Commissioners are to develop ordinances to govern the business applications, the council decided. The proposed ordinances would then have to be adopted by the council before they take effect.

• Unanimously agreed to hire Carmel Valley Attorney Alexander Henson at $90 an hour to represent the city in a lawsuit over the Carmel Valley Master Plan. Carmel City Atty. George Brehmer told the council his work load prevented him from having time to prepare for the ensuing legal battle over development in Carmel Valley.

The library issue, at one time all but decided, has been drastically enlarged to encompass the future of several city-owned properties.

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IF THE council carries through with some of the proposals under consideration, the city could wind up with a brand new library and an approximately 250-space underground parking garage on the north field of Sunset Center.

The complex could be surrounded by a park, say council supporters of the concept — David Maradei, Helen Arnold and Robert Stephenson.

Then, the Monte Verde Street city hall facility could be moved to the Harrison Memorial Library building on the northeast corner of Ocean Avenue and Lincoln Street.

From that point, the ideas by council members diverge. One concept is that the city could sell city hall and Piccadilly Park sites and construct a new underground parking garage with park on top at the current proposed annex site. Another is basically the same except that the city should keep Piccadilly Park.

Councilman Maradei revealed to the *Pine Cone/Outlook* Wednesday morning a new concept he developed during a "brainstorming session, which means you can say whatever you want to say."

Maradei's proposal ("still in the thinking stage") also envisions a library/parking garage project at Sunset Center and the relocation of city hall to the current Harrison building.

But he suggests that the city move its contemplated senior citizen housing project from its planned location on the west side of Dolores Street between Fifth and Fourth avenues to the city hall site.

Maradei's reasoning is that city hall site is zoned for multiple dwellings while the Dolores Street property is in a residential neighborhood. The city could then sell the two Dolores Street lots for residential development.

In addition, the city could then enter into a new agreement with Pine Inn to build a massive underground parking facility on Lincoln Street beneath the hotel's two lots now used for parking and below the city's library annex site, Maradei suggested.

A similar agreement for an approximately 90-space underground facility died last September for a variety of reasons. The plan would have cost the city about $350,000.

The revived proposal includes construction of a large park on the Pine Inn property and city lots. In addition, perhaps the city could work with the Christian Science Church to underground its parking lot just north of the annex/Pine Inn site, Maradei believes.

The city could then extend the park along Dolores Street all the way from The Pine Inn to the Christian Science reading room building — a total of about eight lots, Maradei proposes.

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TO FINANCE the entire scheme, Maradei hinted that the city may want to sell the Piccadilly Park site.

In addition, city staff is to prepare a report for council consideration July 22 that will encompass several older concepts about the location of the library and city hall, which needs a $280,000 facelift according to remodeling plans.

The proposals include a new underground floor at the current Harrison Memorial library building.

But all of these concepts have met with reluctance from the mayor and Councilman Lloyd.

"The council has a history of planning and planning and delaying and delaying. I think it's time we did something," Mayor Townsend said at the July 19 council session.

Lloyd, who left the meeting early, is a longtime advocate of the library and has constantly opposed any "delaying tactics" by the council in building the annex.

It is the controversy over the annex and fund raising that led to some back room politicing and the withdrawl of Francis Herrick from consideration for reappointment to the library board.

Herrick, who served for two years, withdrew from consideration after making a statement to the council Tuesday night. The statement placed "all of the responsibility" of the annex plans on his shoulders.

During a break in the meeting, Herrick and Mayor Townsend confirmed that his withdrawl was to save any embarrassment of a public mayor-council battle over his reappointment.

"It was to ease the situation and I think it did ease the situation," Herrick said. "I wanted to make the mayor's position as easy as possible and make the appointment as least controversial as I could."

Mayor Townsend, who wanted to reappoint Herrick, said the withdrawl was to "lessen tension" and to make for a "more harmonious relationship" between the council and library board.

"I feel it was a most generous offer and just indicative of his service and dedication to the community," the mayor added.

The mayor admitted that if she had placed Herrick's name on the floor "it most certainly would have been challenged" by the council.

Wednesday morning, Maradei confirmed her belief.

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ASKED IF Herrick would have been reappointed, Maradei replied: "I doubt it."

Earlier, the mayor sent letters to the council asking for nominations. Apparently, Herrick did not receive enough support in the secret poll.

Herrick's refusal to conduct fund-raising led to opposition from a majority of the council, Maradei believes.

"In my own estimation, one of the biggest problems I perceived was the leadership of the board was moving in a different direction from what the council was moving," he said.

The annex was not the only controversial issue discussed.

An evenly divided crowd spoke for and aginst a proposal to prohibit second story additions and new second story houses.

The council adopted a compromise ordinance that will be in effect for 10 months.

The ordinance states that applications must be submitted to the planning commission for design review, which means that size, colors and materials of constructions must be approved. Previously, commissioners only judge second story applications on the basis of "mass as seen from the public way."

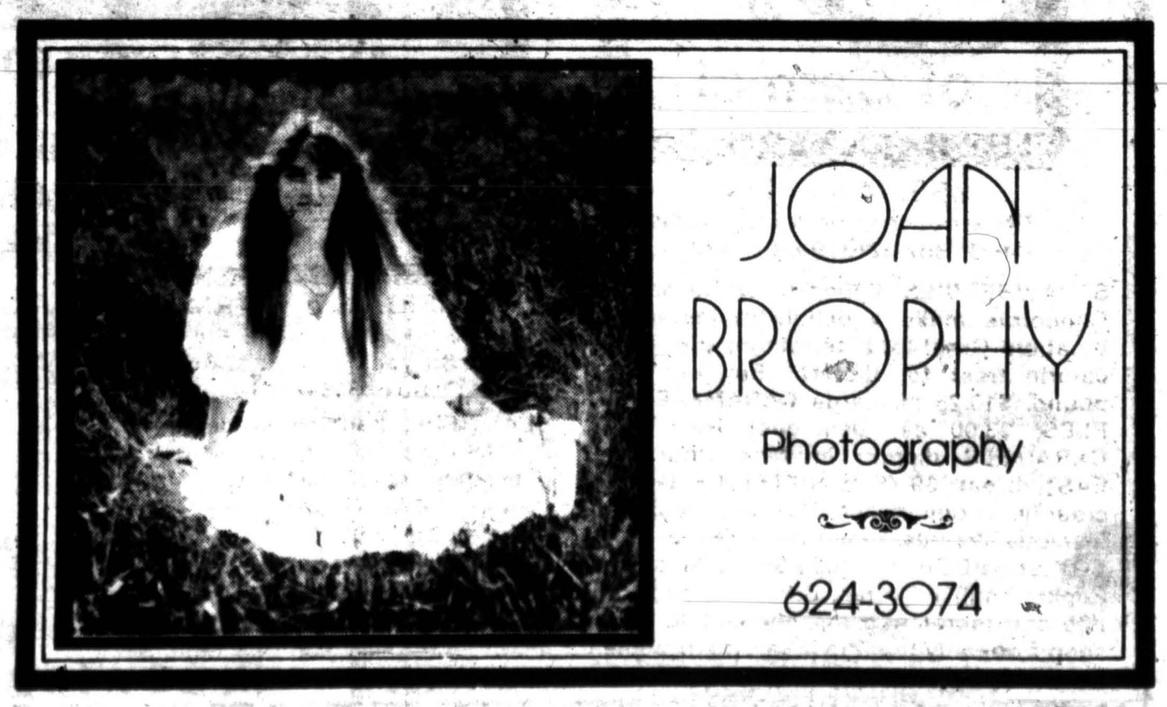
In addition, the ordinance apparently ensures that there will not be two story develops in one story neighborhoods.

New homes and additions cannot be larger than 10 percent above the average height of the two homes adjacent to the site.

For example, if the adjacent residences are 22 and 20 feet, the total height is 42 divided in half (21 feet) plus 10 percent (2.1 feet). That means the home in that location can be no higher than 23.1 feet.

The ordinance applies to one and two story residences.

The maximum height for homes in the city is 24 feet, except there is an 18 feet height limit in the coastal zone along the ocean.



New reference librarian

Harrison Library hires its own 'super-sleuth'

By JOE LIVERNOIS

KEITH BREHMER started his job last week as the Harrison Memorial Library super sleuth.

As the new reference librarian, it is Brehmer's job to come up with quick answers to some of the most obscure and trivial questions imaginable.

He is a public research assistant. If a fact exists, Brehmer must know where to find it.

"It is sort of like detective work," Brehmer said. "And any question goes. I've got to be prepared to find any fact, from where the rest rooms are to the definitions of Plato's political foundations."

Compared to some of Brehmer's other library jobs, Carmel ought to offer somewhat of a challenge. It is, after all, much easier to discover Plato's political foundations in Carmel than it is to find a rest room.

'You can't be knowledgeable in all subject areas,' he said. 'Without an automated system, a reference librarian must 'think laterally,' Brehmer said. 'He must exhaust every source that might have the information.

Brehmer comes to Carmel from Geneva, Switzerland, where he was employed for the United Nations International Labour Organisation Library.

The library in Geneva is the largest to specialize in international labor issues, with more than a half-million documents. And it is one of the few fully automated libraries in Europe.

The International Labour Organisation office is an 11-story building and the library is designed to supply information to the organization staff, though information was provided to thousands of labor academicians monthly.

If a researcher needed to know everything that has ever been written about the employment conditions of women in rural Chad, Brehmer could run to his computer and find them in minutes. The bibliography that would appear in the computer print-out would include an abstract of each document.

"It was a good experience to work in a totally automated system," he said.

But now he is in Carmel, where elbow room is limited to that which can be filled by a microchip and where he is armed with a card catalogue, a telephone and his own wiles.

"You can't be knowledgeable in all subject areas," he said. Without an automated system, a reference librarian must "think laterally," Brehmer said. "He must exhaust every source that might have the information.

"You may know nothing about what the person is talking about, so you've got to do a reference interview. After you eliminate one source, you've got to now the next likely source. Almanacs, encyclopedias, bibliographies, books and even footnotes. You've got to know where to go next."

•

THE JOB SOUNDS strictly scientific. Facts, figures and often trivial data. But it is not quite that cut and dried," he said. "You've got to deal with all sorts of personalities."

After five years of delving into international labor matters, Brehmer will find himself drumming up information on a much wider variety of subjects.

"The variety is fine, but it is also nice to get into specific subjects," he said. "And you'd be surprised how much variety there can be in a specific subject area like labor."

Brehmer (no relation to Carmel City Atty. George Brehmer) was raised in East Oakland when the area was still rural and was schooled at the University of California, Berkeley. He earned his master's degree in sociology at San Jose State shortly before he learned how worthless a degree in sociology is on today's job market, he said.

He then earned his master's degree in library science at the University of Oregon.

His academic grasp of reference theory was put to the true test when he went to work for the San Francisco Public Library. "That is a wild library in every respect," he said. "It is cosmopolitan in every way. It was good basic training for me."

He then spent several years in the Contra Costa County library system.

His wife is also a librarian, with an academic degree in health. So when the United Nations solicited for a job at a library in Geneva specializing in world health, she applied for and got the job.

Within two months, he had a job at the labor library in Geneva.

Three years ago, the couple had a son and they agreed they wished to raise him in America. "When we went over there, it was with the understanding that it would be a two-year assignment," he said. "We always thought we'd come back within three years."

LETITIA BENNETT, assistant director of Harrison Memorial Library, indoctrinates Keith Brehmer through the historical Nixon files stored in the reference section at the library. Brehmer is the new reference librarian at the Carmel library after a five-year stint with a United Nations library in Switzerland.

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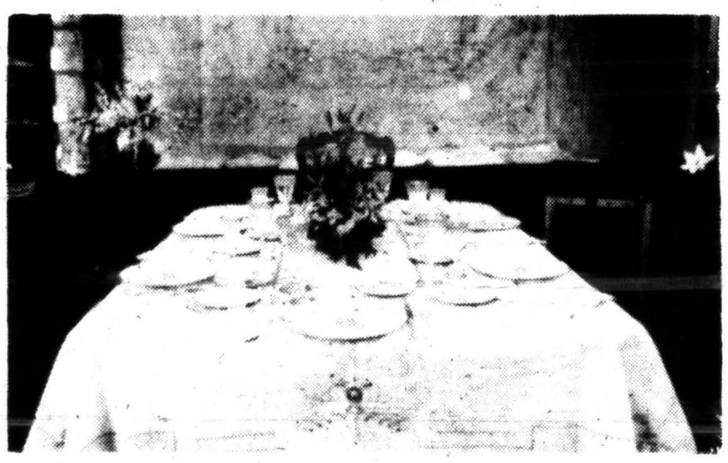

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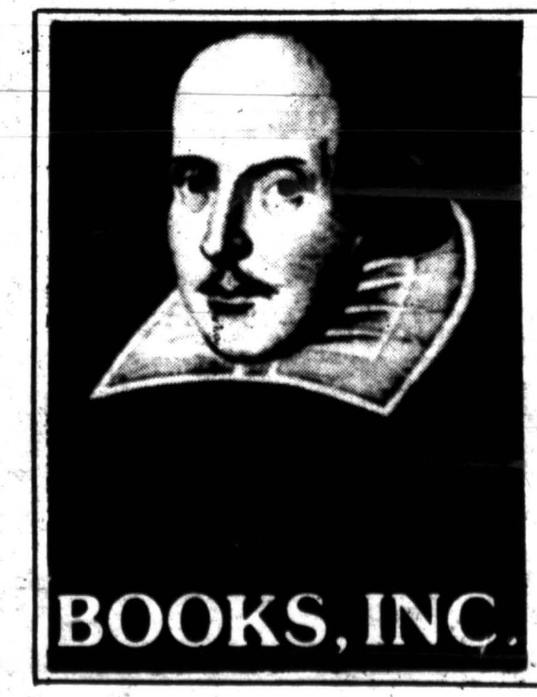

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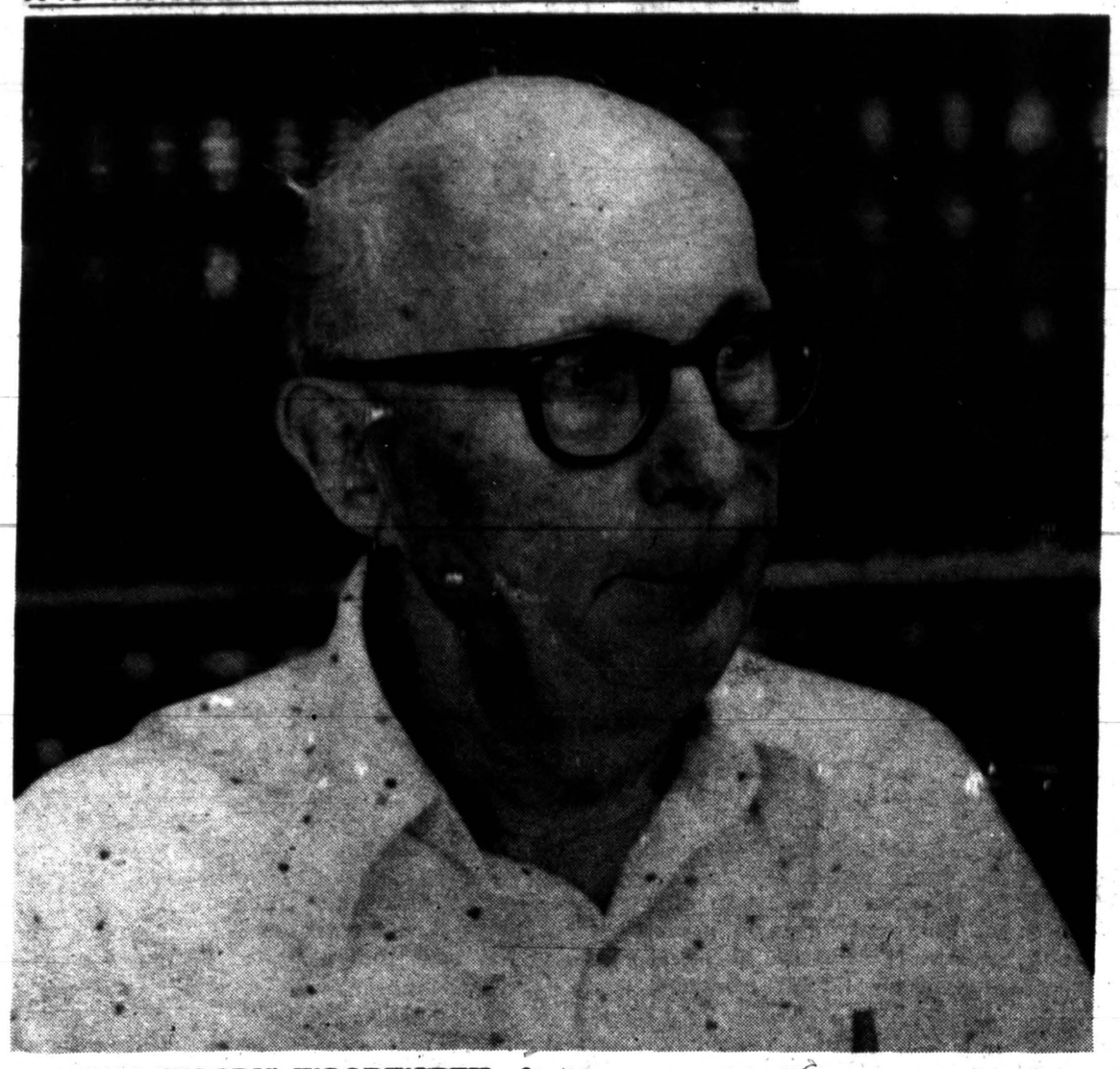

WILLIAM 'WOODY' WOODWORTH of Pacific Grove has announced he will seek re-election to the Monterey Peninsula Water Management District Board of Directors. His term on the board thus far is characterized by his unsuccessful efforts to coax other directors to embrace his reclamation and water re-use proposals. (Photograph by Michael Gardner.)

Woodworth, a dam foe, plans to seek another term on water district

By JOE LIVERNOIS

WILLIAM WOODWORTH will continue to battle the "big dam syndrome boys" and try to spend the next four years promoting his water reclamation and re-use ideas.

Woodworth told the *Pine Cone/Outlook* last week he will seek re-election to the Monterey Peninsula Water Management Board of Directors Nov. 8. His seat is one of three that will be up for grabs in the election — positions now held by Woodworth, Alexander Henson and Richard Heuer of Carmel Valley.

'They represent the big dam syndrome, which is a simple solution to a complex problem. A dam is a simple solution for simple people.'

Woodworth also said he believes he can some day win over the board to his ideas, though the board has all but ignored him.

Woodworth is a Pacific Grove resident and an original member of the water management district board. He won the charter election in 1978 by placing second in a 25-candidate field.

Woodworth is against the proposed 18,000 ac. ft. reservoir and dam on the San Clemente site of the Carmel River. That dam would give Monterey Peninsula water district consumers a net of 5,000 ac. ft. annually.

Instead, Woodworth has campaigned long and loud for smaller re-use and reclamation systems that would catch and store rainwater for non-potable consumption.

His campaign has fallen on deaf ears when he asks for help among fellow water board members. And Woodworth withholds little when he expresses his thoughts about board members who discount his ideas.

"I blame my water board for being so stupid," he told the *Pine Cone/Outlook* in an interview last week.

"They represent the big dam syndrome, which is a simple solution to a complex problem. A dam is a simple solution for simple people."

He said the water district has one-dimensional vision. "They look at water, period," he said. "But you've got to look at the total package of water, sewage and drainage."

With re-use, conservation and reclamation to augment the water supply, more dams are not needed, Woodworth believes.

But when he mentions that to the water board, "I end up talking to the moon," he said.

Woodworth was the only board member who voted against the 1983-84 water district budget at the water board meeting July 11 — a budget which commits about 40 percent of revenues toward an environmental impact report for the proposed new dam on the upper Carmel River.

He opposed the budget because he could not coax other board members to use $18,000 from the reserve fund to finance a pilot water re-use project in Pacific Grove.

•

HE ALSO OPPOSES the budget because the district will spend so much of its discretionary budget on efforts to plan for

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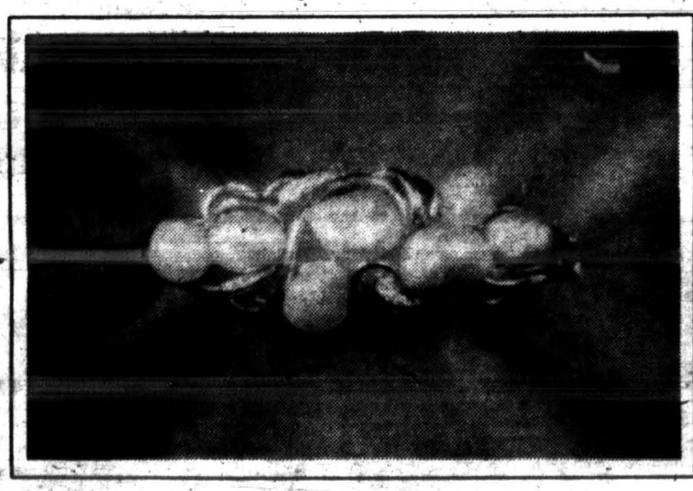

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the 18,000 ac. ft. San Clemente Dam.

"We're never going to see a dam on the Carmel River in my lifetime," he said. And the water management district should not spend "big money" to pursue water projects that he says may never be built because of public opposition and nearly prohibitive regulations to protect the fisheries, he said.

Woodworth complained that in the five years he has been on the board and after the district has spent "millions of dollars," less than $9,000 has been spent to study water re-use projects.

And when the water district put $5,000 in its budget last year for a pilot re-use project in Pacific Grove, it was not spent, Woodworth said.

"They keep saying it is not cost-effective," he said. "I'm not asking for much."

He is asking for enough to fund the pilot project that would show the district that water from rain gutters and storm drains can be stored in smaller ponds for non-potable uses.

Woodworth's scheme for comprehensive re-use and reclamation should be conditioned into use permits granted for developments in the water district, he said. He pointed to the re-use project at Carmel Valley Ranch as an example and added that ranch neighbors, including the Mid Valley Shopping Center, could be tied into the project.

'My main concern is the threat of droughts,' Woodworth said. If rainfall is captured and stored now, water may not have to be rationed to communities in time of drought, as it has been in the past, he said. 'But the equipment must be in place when the drought hits. Not after.'

The developer would pay for his re-use projects, he said.

"Why, I was in Pebble Beach last night and I could not believe the size of the homes they are building out there," he said. "They are huge. Now you can't tell me that we can't tell someone who is building a home like that that they can't make more efficient use of their rain gutter water."

He stresses that water re-use systems would "augment" existing water supplies and would provide ample protection from droughts.

"My main concern is the threat of droughts," Woodworth said. If rainfall is captured and stored now, water may not have to be rationed to communities in time of drought, as it has been in the past, he said. "But the equipment must be in place when the drought hits. Not after."

•

HE NOTED THAT the Carmel Sanitary District would also benefit from a comprehensive rainwater re-use plan because it could prevent large doses of rainwater from flooding its system during heavy winter rains.

He said the sanitary district routinely spills raw sewage into Carmel River each winter because its system is not able to handle both the sewage and the storm water that chokes the system.

While Woodworth said he does not support any other dam on the Carmel River; he is more likely to support efforts to build a dam on the Arroyo Seco River.

Under a verbal agreement with Monterey County, the water management district would receive 5,000 ac. ft. of water per year from the proposed 100,000 ac. ft. Arroyo Seco project if it cooperates in county efforts to build it.

"I think Arroyo Seco will go forward because it has the agricultural community behind it," he said. Still, Arroyo Seco is just another "big dam syndrome" scheme, he said.

Woodworth said he is also "concerned" with the extreme amount of politicking and coalition-building that takes place on the water board.

At the same time, he admits he has recently aligned himself with William Peters of Carmel Valley — a water district director and a Monterey County supervisor — on several issues because Peters has been the only other district director to voice support for some of Woodworth's re-use ideas.

For instance, last week Peters unsuccessfully urged the board to include the $18,000 in reserve money for Woodworth's re-use project.

Nevertheless, Woodworth called the water board a "political football field" and water board meetings a "political cockfight."

He said he is concerned that many directors believe a seat on the water board is "a stepping stone to higher office."

"It looks more and more like a political board," he said. He added he is particularly concerned with the "fighting back and forth" between Peters and Director Ed Lee, who has announced his intention to run against Peters in the next supervisorial race.

•

WOODWORTH SAID he would prefer fellow board members to vote on issues "rather than on whose ox is being gored."

"It's almost getting out of hand," he said. "We're in a crisis situation."

Another long-time complaint Woodworth has with the district is the placement of representatives from Monterey Peninsula cities and the Monterey County Board of Supervisors on the board.

District policy allows mayors of Monterey Peninsula cities to select a mayor to serve on the board and the board of supervisors to select a supervisor to serve on the board.

"The representative from the cities and the representative from the county should be ousted," he said.

"I am not saying they are not capable people, but it is very difficult for them to devote the amount of time needed to be knowledgeable on this board."

As an example, he noted that Peters, who is chairman of the water district budget committee, was not able to attend a budget study session two weeks ago.

Woodworth believes the city and county representatives should be replaced by representatives from area sanitary districts and from the military.

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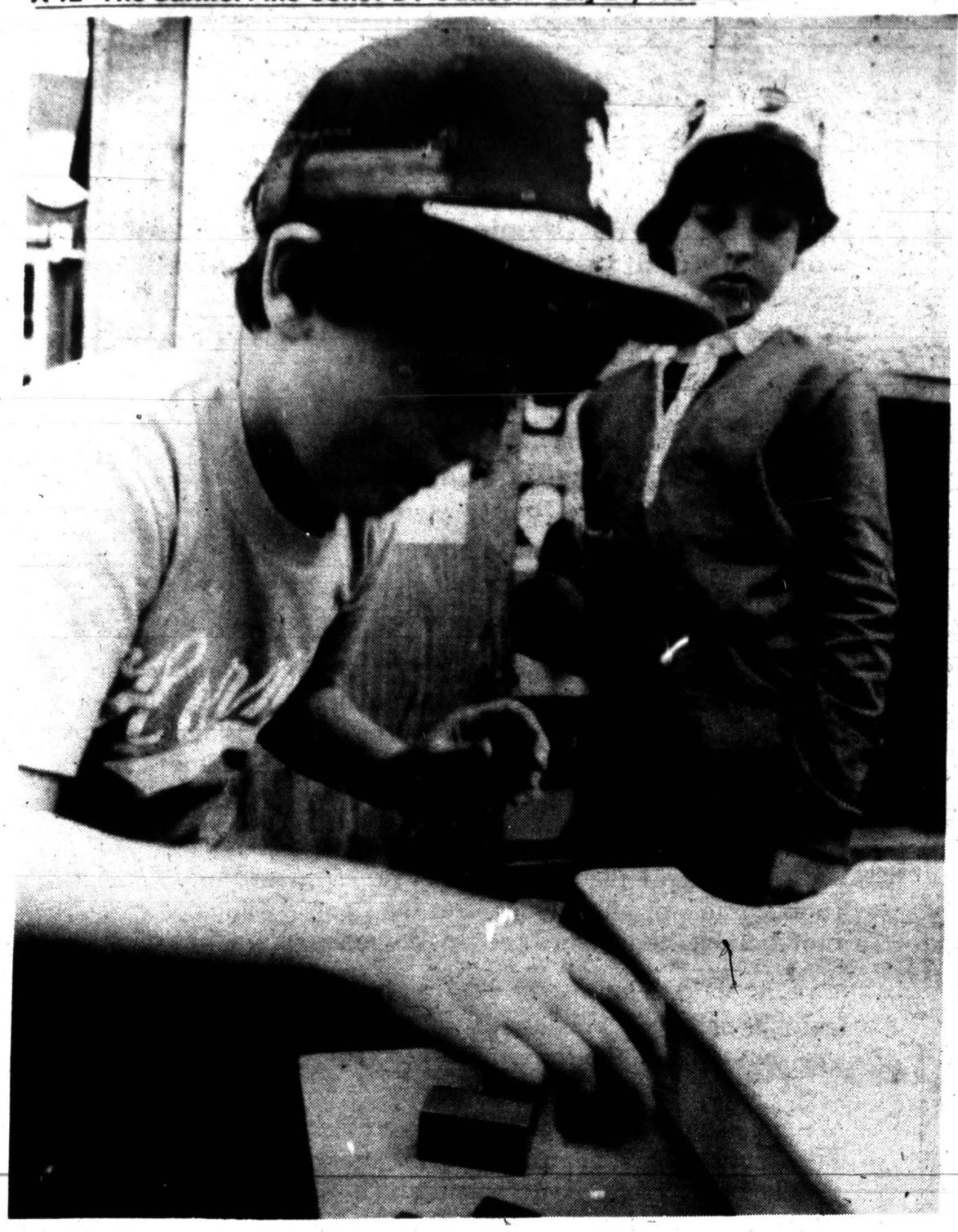

Parent calls for more leade

By MICHAEL GARDNER

THE CARMEL Unified School District Board of Education needs to assume a strong leadership role and completely overhaul district programs based on the needs of tomorrow.

That is the philosopy of parent Jim Yates, who believes trustees need to re-establish priorities and develop more long-range goals for the district in light of the current fiscal crisis.

Yates was a member of a special task force that developed recommendations for the approximately $7 million 1983-84 district budget. Final budget figures are uncertain until the state adopts its own budget and tells districts how much funding they will receive.

A resident of the area for the past four years, Yates has two children in Carmel schools and owns a national beverage company. His wife, Pat, has also been active in a variety of parent groups and activities.

Yates has written a letter to trustees that says they should redefine "what is education's mission."

Yates' letter is included in the board meeting materials for its session at 7:30 p.m. July 26 in the Carmel Middle School library, on Carmel Valley Road about one mile east of Highway 1.

The letter is not listed as an agenda item; however trustees could choose to discuss it during the session, according to Supt. William Rand.

However, Yates is on vacation and has said he wants to discuss his suggestions with the board in early August.

Some of those suggestions include adoption of a mandatory curriculum based on the future, such as computer courses and Spanish.

Yates believes trustees must evaluate their relationship with the teachers, including a possible freeze on increased benefits, add an incentive pay program, pay for advanced teacher training and dismiss marginal teachers.

All of those suggestions are considered "negotiable" and would have to be included in early August contract talks with the staff.

"In the months of July and August, you have the unique opportunity to reorient the objectives of the district with board leadership," Yates wrote. "The community knows there are funding problems which will continue for the next two years.

"The community also knows that education must change because it is the focal point of national discussion. Much of what education is today was mandated in the late 1960s and early 1970s under a so-called 'government knows better' approach."

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TRUSTEES NEED to realize that many of the programs, salaries and employee benefits "are just not compatible with today's economic and political realities," Yates asserted.

"To establish priorities, I would suggest that you begin by establishing objectives based on a new definition of what is education's mission. Carmel Unified School District can no longer be all things to all people, now or in the future, unless people want to pay for it.

"If you do a thorough job of defining objectives, it will help you define marginal areas. It will also help you 'handle' state-mandated programs, since you already would know what directions the district has chosen for the future," he added.

The district has fallen into making one-year-at-a-time decisions based solely on inconsistent state funding, Yates said.

"To make good long-range decisions, you have to be in a position to look down on the problems and not be immersed in them," he said. "Planning allows you to do that, if you do not fall into the trap 'we don't know what the funding is going to be from the state'."

Trustees must also "market" the district to parents, the letter stated.

"The growth of private schools locally and nationally shows that people are willing to pay more than their taxes for education. You have to learn to market Carmel Unified School District to that need.

"Why are private schools growing? Perceptions of private schools are stronger discipline, better teachers and a better learning environment. Doesn't that tell you what

THE CARMEL Unified School District Board of Education should spend this summer developing long-range goals for the district rather than crossing its fingers that the state will adopt a budget that provides sufficent revenues to continue operations at present levels, says parent Jim Yates. Lack of planning could lead to mediocre programs instead of exciting and innovative projects such as the science and math programs at Tularcitos School. Above, Andy Dowd worked with the "Soma Cube" during a class this past year. Steve Beals watched.

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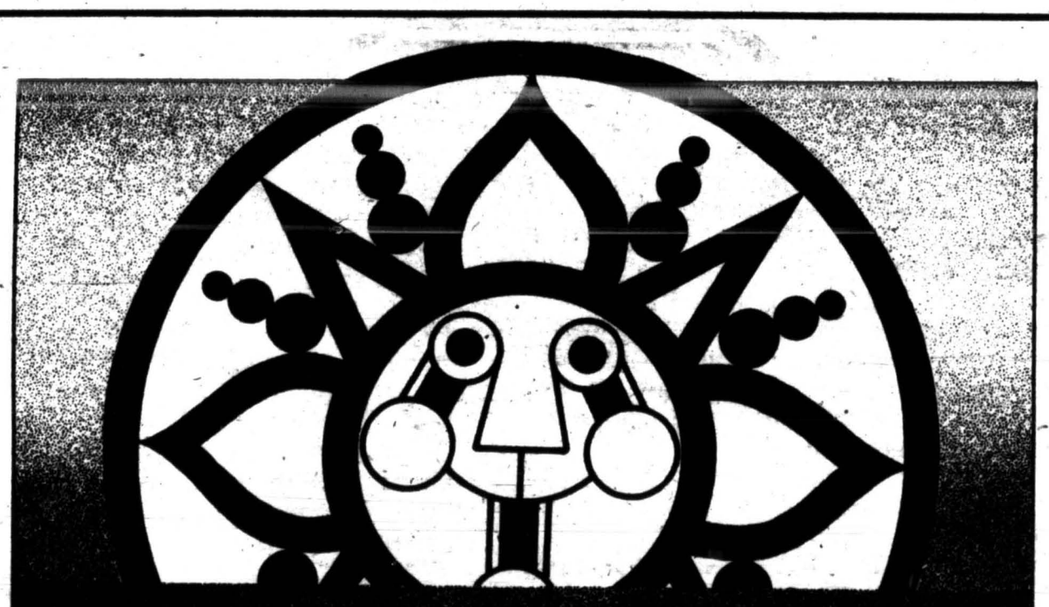

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ership in the schools

our objectives should be for the future?" he questioned.

Problems caused by declining enrollment, the state budget crisis and flight to private schools must be battled by trustees this summer, when they have the time to really look into the problems and solutions, Yates told the *Pine Cone/Outlook*.

"The summertime is usually a down time. The board has the time to look at it," he said. "They're faced with more real problems than what they've had in the past and what they're used to."

Yates criticized trustees for not looking at long-range programs. "They have not really been making decisions with long-range thinking."

Trustees must involve the community in a new era of thinking that goes beyond budgeting for the next fiscal year, he pointed out.

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'ALL THAT'S going to do (adoption of the budget) is paper over the problem and put it over for another year. They have to force the focus of larger thinking on the community now. They have to get out front and say there are areas we have to address downstream," Yates said.

Trustees could establish a community business council to help develop ideas for programs, staffing and budgeting. The committee could consist of business people, parents and other community volunteers.

"They (trustees) have to get this thing in motion. They have to start reaching out," Yates said. "Then you'll begin to get your solutions."

Teachers must also work with the board to solve the problems, Yates stressed.

"Teachers have to take a leadership role in solving the long-range problems and working with the board."

Trustee Barbara Sanford agrees with Yates' assessment.

"He's just right on. He understands the problem. We have no long-range plans. I know that. I wish we will take his letter seriously," she said.

"I think that's one of the weaknesses of the board is we always take one side of the issue," she added.

Yates, who has been mentioned as a potential board candidate during the November elections, has Mrs. Sanford's support. "I hope he does (run). I think we need someone who understands finances and will put the kids first."

Yates is still undecided whether to seek a board seat.

Trustee Doyle Clayton supports Yates' proposal for a year-round citizens' committee.

"I think we should have an ongoing citizens' committee that can take the time to look at financial matters and be an advisory group," Clayton said.

But it is too late to make any major changes this year, Clayton believes.

"The problem with budget advisory committees (in the past) is by the time we know what money we have, it's kind of late to put some things together," he continued. "The budget is basically in print. The only thing we're going to do now is cut."

Major changes for district programs in 1984-85 need to be developed now, Clayton said.

"The time to do that is not in April and May (for September). The time to do it is now (for 1984-85)," he said.

Clayton added that he appreciates the suggestions by Yates.

"I appreciate hearing from people like Jim. You can get a different perspective from people on where we're going and what we're doing," he said. "As far as I'm concerned, it's helpful. Maybe sometimes it alters my opinion and maybe sometimes it just reinforces my own thinking."

Trustees will discuss Yates' letter, either in an official meeting or with him personally, Clayton added.

"I'm sure we will. I'm not sure whether it will be formally or individually. (Letters and comments) that make concrete recommendations are always discussed. It's not something we just pass over," he said.

Board president Ken White and trustees Joan Cathey and Harold Santee were unavailable for comment.

INNOVATIVE PROGRAMS, such as the science project at Tularcitos School last year, could be more prevalent if the Carmel Unified School District Board of Education would re-establish priorities and make long-range plans instead of just fretting about the budget and what the state will do, says parent Jim Yates. Above, Celeste Amos worked with "math rods" during a class last year at Tularcitos Elementary School.

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ART BLACK, a Carmel Fire Department volunteer, gingerly investigated a can that was originally thought to be connected with a July 13 grass fire at Mission Trail Park. The can turned out to be an innocent bystander and fire officials could not pin down the cause of the blaze.

RON PRIETO, a Carmel Fire Department volunteer, called for more hose as he battled a July 13 grass fire that temporarily threatened the 35-acre Mission Trail Park and Flanders Mansion. A fast response by firefighters and favorable winds contained the fire to one-third acre of a grassy meadow between Hatton Road and Martin Way.

TIRED AND hot after battling a grass fire at Mission Trail Park July 13, these three Carmel Fire Department volunteers rested on a bench. From left are: Brian Pratt, Chris Sundlee and Armand Zenopian. (Michael Gardner photos.)

Brush fire threatens park

A SMALL brush fire briefly threatened Mission Trail Park and the Flanders Mansion July 13, but fast work by firefighters and favorable wind conditions limited damage to about a third of an acre in a grassy meadow area between Hatton Road and Martin Way.

Fire officials have not pinpointed the cause of the blaze, but they suspect that it was ignited by children playing with firecrackers.

"We assume it was of suspicious nature from the whistling and other noises reported before the fire. It could have been fireworks. We couldn't find any physical evidence," Fire Chief Robert Updike told the *Pine Cone/Outlook* July 14.

Mission Trail Park includes 35 acres of city-owned woods and brush area that stretches off Hatton Road down to Rio Road near Carmel Mission.

The grassy meadow area that was burned is about 100 yards from the two-story Flanders Mansion, a city-owned building inside Mission Trail Park.

Students at the Carmel Art Institute, which is located inside the mansion, fled the area after the first fire reports. The other half of the mansion is rented as a private residence.

The mansion and the adjacent Lester Rowntree Arboretum were not damaged.

Because of the recent hot weather spell and the dry grass, the fire could have been much worse, Updike believes.

"The place where it started was fortunately just grass, he said. "It could have been much, much worse. If we had had a good stiff wind, it would have been much worse."

The fire was first reported at 10:59 a.m. A general alarm was sounded over the sirens atop city hall, which forced those nearby to cover their ears.

"We had a whole slew of calls coming in over the 911 (emergency number). They just kept calling." Updike said.

The city fire department responded with two engines and 10 men. It took just a few minutes to extinguish the blaze and another half hour to mop up the hot spots.

The California Division of Forestry Service Area 43 responded from its Rio Road station with three engines and 10 firefighters.

The CDF crews stood by at the Rio Road entrance and also at Flanders Mansion, but were not called in to fight the fire.

Also responding were Carmel Police Chief Jack McGilvray and Assistant Chief Bob Fischer.

River Inn hearing

THE 22 cottage units at Carmel River Inn are again scheduled to be scrutinized by the Monterey County Zoning Administrator at 1:30 p.m. July 28.

The site of the meeting will be the Hartnell College Governing Board Chambers on Alisal Street in Salinas.

The cottages are located in the Carmel River floodplain and are thus considered "legal non-conforming uses." Carmel River Inn management has asked Zoning Administrator Robert Slimmon to change the classification to "conforming uses."

Slimmon said the units are now "legal" because they were built in the 1930s, before zoning laws.

But he said the units must be deemed "conforming uses" before additions are made to the units.

The hearing on the Carmel River Inn was continued to the July 28 meeting after a continuation from the June 9 meeting.

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65 years ago

From the "Carmel Pine Cone"
July 18, 1918

ADOPT A WAR ORPHAN

The last quarterly payment has just been sent to San Francisco, completing the amount required to provide for a French child for two years, which amount is $73. On hand in treasury, $3.35; to be collected, 90 cents. Most of the subscribers desire to go on with this child two years more. Through Carmel residents nine children have been adopted.

General Pershing has sent out a request that this work of assisting orphans be stimulated. Ten cents a day, or about $3 a month or $36.50 a year, plus a similar amount given by the French government, enables a mother to keep her child, instead of placing it in an institution.

Anyone desiring to take a child, may do so through Mrs. Mabel E. Slevin.

50 years ago

From the "Carmel Pine Cone"
July 21, 1933

AFTER TWO WEEKS OF BATTLE, FOREST FIRE IS CONTROLLED

Some 600 fire fighters, their eyes red and bloodshot, their clothes blackened from the smoke and their hands a mass of cuts and bruises, sighed with relief for the first time today as the forest blaze in the Black Cone mountain region, some 50 miles south of here, began to slowly submit to the two-week battle that has been raging in that almost impenetrable country.

The stubborn blaze which broke out mysteriously July 5 has been burning steadily all this time, completely out of control. Despite modern fighting equipment, expert knowledge and the efforts of the large crew of men who have been waging the battle against the flames, there has been but little progress in checking the holocaust.

For two weeks the sky has been screened by a thick fog of brush smoke which has covered the entire region for miles around. The smoke is so thick that even an airplane survey conducted by the United States Forestry service yesterday failed to show how much area had been burned over by the blaze. It has been estimated at anywhere from 4,000 to 6,000 acres of brush land.

25 years ago

From the "Carmel Pine Cone"
July 24, 1958

NEW ACCESS ROAD TO CARMEL RIVIERA IS NOW COMPLETED

Completion of the road serving a portion of the Carmel Riviera properties has just been announced by the firm of Ernest F. Morehouse, realtor, sales agents for the property.

Carmel Riviera is located approximately five miles south of Carmel on State Highway 1. The present subdivision contains building sites of one-third of an acre to one acre in area, with almost every site affording a sweeping view of the ocean and tree-dotted hills.

There are reserved, for residents and guests, two sandy beaches with easy access from each side.

The Carmel Riviera is an ideal spot from which to watch the antics of the sea otters, whales and other sea life as well as to watch the passing of the ships.

Interest in this property has been so keen that several new homes are expected to be constructed within the very near future.

10 years ago

From the "Carmel Pine Cone"
And the "Carmel Valley Outlook"
July 19, 1973

CARMEL VALLEY MOTEL IMPACT REPORT RELEASED

The draft environmental impact report for the 162-room motel proposed for the corner of Carmel Rancho Boulevard and Rio Road was released by the Monterey County Planning Department last week.

A public hearing on the report has been set before Zoning Administrator Robert Slimmon on Thursday, July 26, at 4 p.m.

The EIR was prepared by Carmel Hooper of George Bestor & Associates for the Meharry Development Company of Monterey, which plans to build a motel-convention complex consisting of:

- 162 rooms (three fewer than the nearby Holiday Inn, making it the sixth largest on the peninsula for number of guest rooms).
- A conference facility capable of handling various sized groups up to 400 persons.
- A coffee shop seating approximately 80 persons.
- A cocktail lounge seating approximately 40 persons.
- About 3,000 sq. ft. for small shops such as a barber and beauty shops, news stand, etc.
- Parking for approximately 200 cars.

The site consists of 3.84 acres which was zoned for motel use in 1962. Maximum density allowed under the ordinance with a use permit is 87 rooms per acre.

5 years ago

From the "Carmel Pine Cone"
And the "Carmel Valley Outlook"
July 20, 1978

SHOTS NEEDED FOR SCHOOL ENROLLMENT

Immunization for five major childhood diseases will be required before a child can be admitted to classes in the Carmel Unified School District next fall under a new policy adopted last week by the board of trustees.

The policy permits exclusions for religious or valid medical reasons. But parents who have no waiver will have to provide written proof from a doctor that their child has been immunized against polio, tetanus, diptheria, whooping cough and measles.

The policy is part of a statewide mandate that public schools require immunization for all pupils 18 years and younger.

The requirement of written proof from a doctor also is new.

Parents must specify that immunization is against their beliefs or provide evidence that their child is medically unable to be immunized if they want a waiver from the policy.

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HOW TO WRITE A WANT AD

List the classification under which you want your ad to appear in the form at right. Then start your ad with the item you have for sale, etc. Be sure to include your phone number at the end. To make your ad effective, describe your item fully including such things as weight, size, color, age, condition, etc. It is best to list your asking price; this will eliminate calls from people who are not prospective buyers. Use punctuation.

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Please print carefully! Use one box for each letter plus one box for each space between words.

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Option signed for 60 condominiums in Carmel

CARMEL BUILDING designer Alan Williams and businessman Garry Stelow of Pebble Beach plan to develop more than 60 condominium units at the intersection of Junipero and Fourth avenues by 1987, Williams told the *Pine Cone/Outlook* July 14.

Williams and Stelow have obtained an option to purchase the Hayward Lumber Supply site on the east side of Junipero Avenue between Fourth and Third avenues. The adjacent Chevron Gasoline Station will not be affected by the plan.

As part of the deal with Tom Handley of Carmel Valley, Williams and Stelow also have an option to buy the northwest corner of Junipero and Fourth avenues. A welding shop and storage buildings are located on that property.

Purchase of the site hinges on city approval of the proposed projects plus sale terms still under negotiation, Williams said.

Williams did not reveal the proposed purchase price because it is still in the option phase. However, he said it will be considerably less than the $8 million price tag once attached to the property.

In April of 1982, Southern California developer Christopher Wojciechowski agreed to buy the welding shop and Hayward Lumber properties for $8 million. However, the deal failed to materialize.

Although final plans have not been developed, Williams expects the two properties to be developed below the city maximum density standards for the R-4 (multiple family) zone.

Between 40 and 45 units are planned for the 57,000 sq. ft. Hayward Lumber site while an additional 16 units are to be constructed across the street, he explained.

The two-story condominiums will probably include two bedrooms, two bathrooms, a dining area, living room and full kitchen. Two underground parking spaces for each unit are also planned, Williams added.

Precise project plans, which are expected to be carried out in phases with a 1987 completion date, will probably be presented to the city next spring, once the Chimneys development is well underway, Williams said.

In addition, the partners will begin construction this fall on an 11-unit condominium project called The Chimneys at the southwest corner. The lot currently is the site of a vacant house and is primarily used as a parking lot. The project has already received city approval.

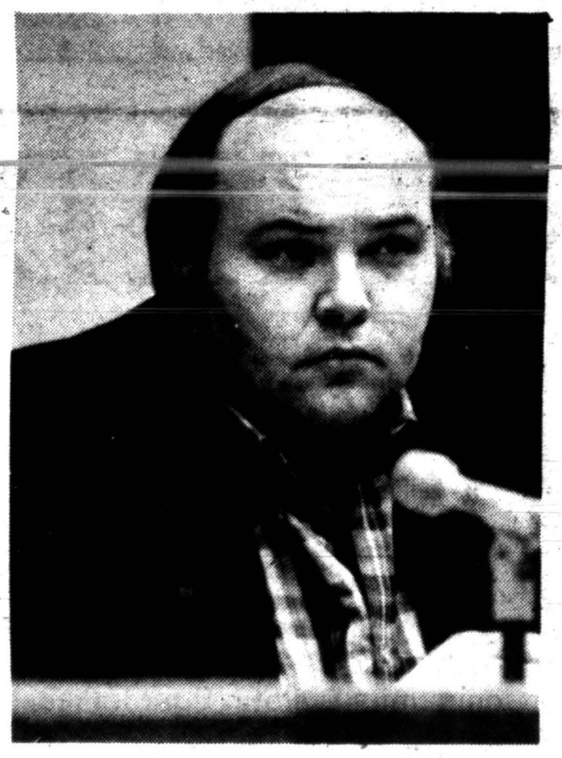
Williams, who lives in Carmel, has been involved in a variety of building projects here for the past 12 years.

His company developed the two story retail complex called Hampton Court on the southwest corner of San Carlos Street and Seventh Avenue.

He also developed the Bank of Carmel building on the west side of Dolores Street between Seventh and Eighth avenues.

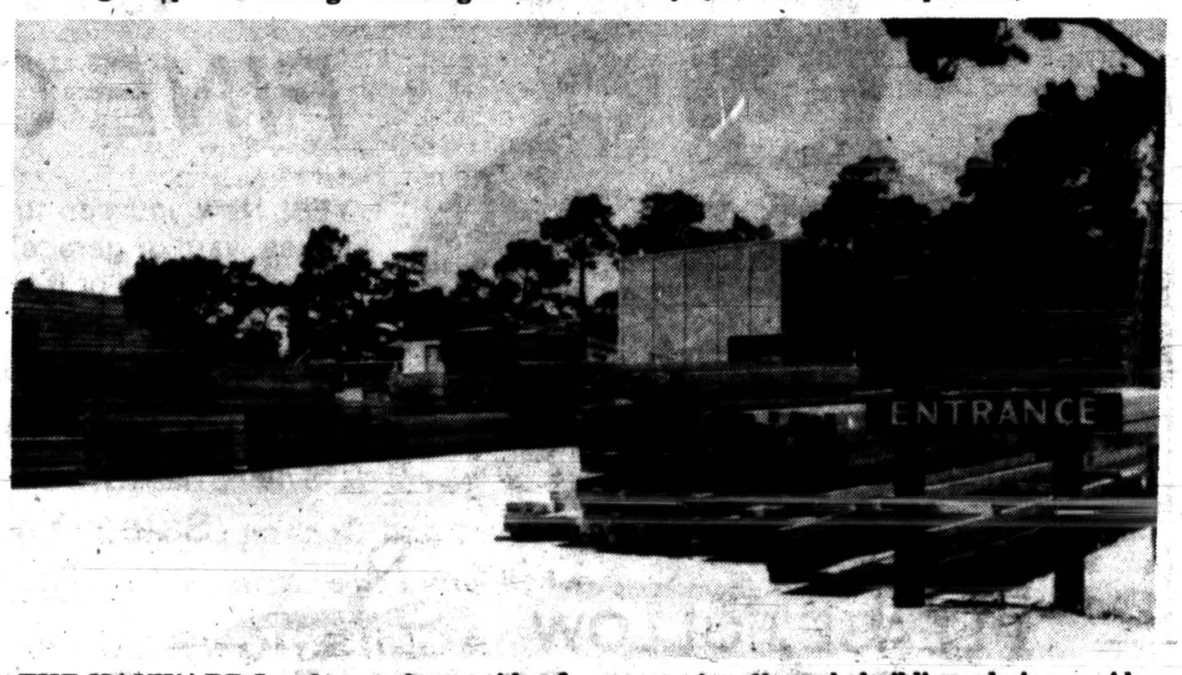
Partner Garry Stelow is the president of Morgan Petroleum, an oil exploration and investment firm based in Monterey.

THIS CABINET Shop and storage area on Junipero Avenue is now rented by Alan Williams. Williams and partner Garry Stelow have an option to buy the site and develop a condominium complex.



ALAN WILLIAMS, a building designer and Carmel resident, has formed a partnership with Garry Stelow of Pebble Beach to build several condominium projects at the intersection of Junipero and Fourth avenues. Construction on an 11-unit development at the southwest corner will begin this fall. Plans are now being formulated for two other projects on the Welding Shop site and Hayward Lumber property.

A 16-unit condominium project is being planned for the northwest corner of Junipero and Fourth avenues, currently the site of a welding shop and storage buildings. Alan Williams of Carmel and Garry Stelow of Pebble Beach have obtained an option to buy the site from owner Tom Handley of Carmel Valley. (Michael Gardner photos.)



THE HAYWARD Lumber yard, east side of Junipero Avenue between Fourth and Third avenues, will be replaced by a condominium project to be developed over the next few years by Carmel building designer Alan Williams and Pebble Beach businessman Garry Stelow.

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Carmel Police Log

(A partial list of Carmel police and fire activities)

Monday, July 11

12:11 a.m.: ARREST of Fresno man for driving under the influence of alcohol, at Carpenter Street and Ocean Avenue. Cited and released.

8:02 a.m.: REPORT OF CAR FIRE, Forest Road between Mission and San Carlos streets; power steering fluid leak, no damage.

9:06 a.m.: MEDICAL EMERGENCY, Pradera Way. Patient transported to Community Hospital.

9:36 a.m.: FIRST AID at fire station. Patient treated and released.

11:30 a.m.: WARRANT SERVED on Carmel woman (traffic warrant). Posted bail, released.

11:44 a.m.: WARRANT SERVED on Monterey woman (traffic warrant). Posted bail, released.

12:33 p.m.: WARRANT SERVED, Carmel Valley man (traffic warrant). Posted bail, released.

12:40 p.m.: TRAFFIC ACCIDENT, non-injury, at Dolores Street and Ocean Avenue. Minor damage to cars driven by Carmel residents.

12:43 p.m.: MEDICAL EMERGENCY, Seventh Avenue and San Carlos Street. Patient transported to Community Hospital.

1:06 p.m.: GASOLINE WASHDOWN, Fifth Avenue between Lincoln and Monte Verde streets.

8:15 p.m.: VANDALISM to vehicle at San Carlos Street and Ocean Avenue. Door kicked in by unknown person.

Tuesday, July 12

1:24 a.m.: ARREST of Monterey man on felony warrant (burglary charges). Transported to county jail.

2:17 a.m.: ARREST of Carmel Valley man for driving under the influence of alcohol. Subsequently, it was learned that the subject was wanted for a felony warrant (felony drunk driving). Transported to county jail.

8:46 a.m.: MEDICAL EMERGENCY, fire station. Patient left in own care.

11:29 a.m.: TRAFFIC ACCIDENT. Counter report of past tense accident at Junipero and Seventh avenues. Parked vehicle owned by Monterey man was hit; minor damage.

12:04 p.m.: TRAFFIC ACCIDENT. Minor collision occurred when one vehicle rolled away from parking space.

Also on Tuesday, the police department received a letter stating that a visitor to Carmel lost a pair of ear rings valued at $1,800 while she was in a residence in the vicinity of San Antonio Street and Seventh Avenue. Grand theft report filed.

Wednesday, July 13

9:54 a.m.: TRAFFIC ACCIDENT, Mission Street and Ocean Avenue. Visitor from Santa Barbara let his wife out of the car while he was parking it; she was struck by open door and knocked to the ground. Patient transported to Community Hospital.

10:11 a.m.: GASOLINE WASHDOWN, Mission Street between Third and Fourth avenues.

10:26 a.m.: TRAFFIC ACCIDENT, non-injury, at Mission Street and Seventh Avenue. Moderate damage to cars driven by residents of Carmel and Monterey.

10:59 a.m.: GRASS FIRE, Flanders property. *(See related story in this edition.)*

11:36 a.m.: MEDICAL EMERGENCY, Greenfield Place. Patient transported to Community Hospital.

1:29 p.m.: VEHICLE FIRE, at Sunset Center. Overheated catalytic converter. $1,000 damage estimated.

2:03 p.m.: GASOLINE WASHDOWN, Mission Street between Third and Fourth avenues.

4:51 p.m.: FLOODING, Torres Street north of First Avenue.

5:35 p.m.: MEDICAL EMERGENCY, fire station. Patient transported to Community Hospital.

Thursday, July 14

2:11 a.m.: GASOLINE WASHDOWN, Lincoln Street and Fourth Avenue.

3:06 p.m.: SMOKE INVESTIGATION, vehicle at Dolores Street and Fifth Avenue. Rag on car engine manifold; no fire.

(Arrest of two additional suspects in the June 13 armed robbery of the Pine Inn was reported. Rodney Allen Del Rosario, 18, of Seaside was arrested Wednesday night and Patrick Allan Birner, 20, was arrested at his home in Seaside Thursday morning. The two, and a third man arrested July 1, were held in the Monterey County Jail in lieu of $75,000 bond each.)

Friday, July 15

4:55 p.m.: FIRE ALARM, Neilsen Bros. Market. False alarm.

5:50 p.m.: ARREST of Carmel man on traffic warrant. Posted bail, released.

8:03 p.m.: MEDICAL EMERGENCY, Questa Road. Patient transported to Community Hospital.

Saturday, July 16

1:07 a.m.: THEFT of purse belonging to Sunnyvale woman, at Carmel Beach. Value: $23 cash and miscellaneous items.

1:12 a.m.: RATTLESNAKE BITE reported at Carmel River State Beach; call cancelled.

1:28 a.m.: RATTLESNAKE BITE reported at Monastery Beach; unfounded.

12:21 p.m.: TRAFFIC ACCIDENT, non-injury, at Ocean Avenue and Carpenter Street. Moderate damage to cars driven by Carmel woman and man from Canada.

12:50 p.m.: FOUND: bicycle, at Fourth Avenue and Casanova Street. 20-inch red 10-speed.

1:04 p.m.: GASOLINE WASHDOWN, San Carlos Street and Fifth Avenue.

1:39 p.m.: FLOODING, Casanova Street and 12th Avenue.

5:12 p.m.: ARREST of Carmel Valley man on traffic warrant. Bail not posted; transported to county jail.

Sunday, July 17

10:26 a.m.: MEDICAL EMERGENCY, Lincoln Street and Ninth Avenue. Patient transported to Community Hospital.

11:37 a.m.: MEDICAL EMERGENCY, San Juan Avenue and Portola Drive. Patient transported to Community Hospital.

2 p.m.: MEDICAL EMERGENCY, Monastery Beach. Patient transported to Community Hospital.

9:01 p.m.: THEFT of stereo component from parked vehicle, Camino Real and Fourth Avenue.

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"BUSY STUDENTS ARE GOOD STUDENTS"

Business Beat

Summer brings some changes

By FLORENCE MASON

SUMMER is here, but there's no season for changes on the business scene in Carmel.

The first is a really nice story. In concerns an enterprise "that always has been a family enterprise and always will be."

That was how Megan Terry described the Carmel Stamp and Coin Shop, to which she and her parents have returned after an absence of more than two years. Marilyn and Glenn Terry owned the shop from 1961 to 1980, Megan said.

Then they "retired" and sold the shop to a Northern California corporation. But the retirement didn't take, and now Megan is the new owner and all three Terrys are happily back at work in the Dolores Street shop (between Ocean and Seventh avenues.)

Megan Terry's delight with the situation was obvious when she told the Carmel Business License and Code Review board: "We had a momentary lapse of consciousness, but now we're back!" Her own feeling was vividly expressed when she added: "You don't often get a second chance; I was very lucky."

She confirmed that she had grown up in the business and worked in the shop during summer vacations from Santa Catalina School and later while she worked toward an art degree at the University of California, Berkeley. Now divorced, she is the mother of a three-year-old daughter, Cameron. Disclaiming any other art activity at present, she said that she paints her Carmel house "every seven years, whether it needs it or not." Stamps are her hobby as well as the Terrys' business.

MORE NEW OWNERS — FAMILY STYLE

First there were two, and now there are three. That is, three Carmel businesses owned by peripatetic Michael Roseto and his sister, Bette Jane (B.J.) Roseto.

The first two are Golf Arts and Imports and Wide World of Golf. Their newest endeavor is Antiques and Accents, the Dolores Street shop they plan to operate "exactly as it is now."

The shop, which is between Fifth and Sixth avenues, has been at that location since the early 1960s and has often been cited for its unusual, imaginative window displays.

Why this third enterprise? B.J. spoke for her brother, who is traveling in Europe with one of the golf groups he develops for Wide World of Golf.

"Mike's adventurous! He has lots of interests because of his travels, and this is one of them." Antiques and Accents offers both Occidental and Oriental antiques.

B.J. Roseto "overlooks" all three business now. Both she and her brother live in Carmel and as B.J. said: "I get to travel occasionally, too." They depend on Mary Ann Jorgenson to manage Golf Arts and on Nardy Weiss at Antiques and Accents.

★★★

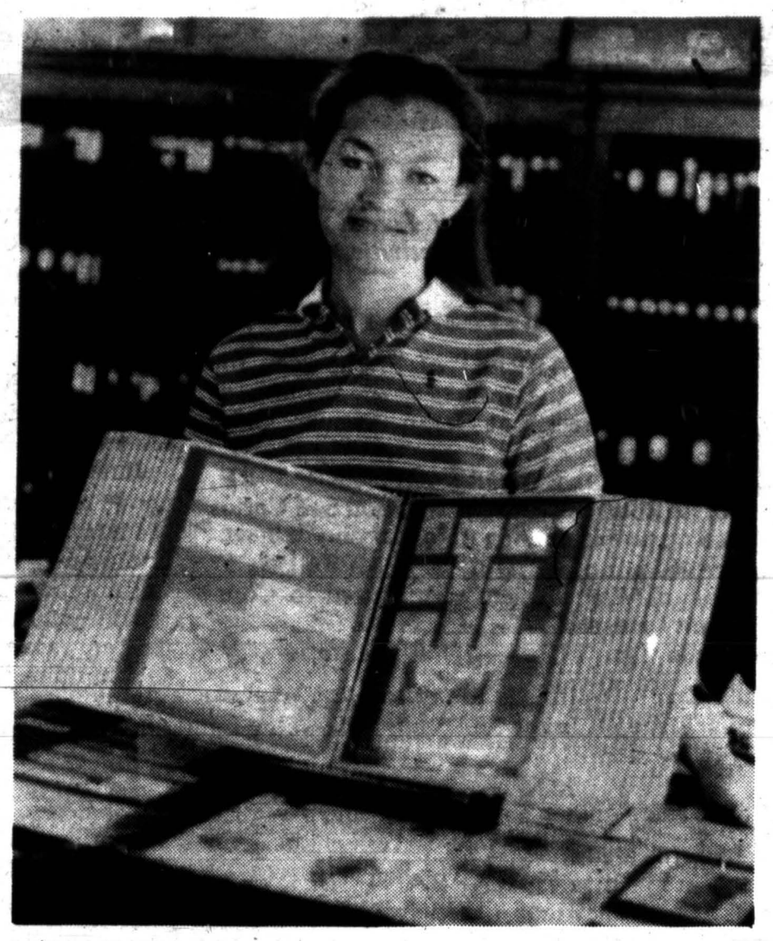
Tom and Anne Sanford searched Carmel for a suitable location for an apparel store last fall. Since they found none at that time, they settled happily into space in the then-new Crossroads and opened Isadora's. But they kept watching.

Now their vigilance has been rewarded; the Sanfords are the new owners of Cameo Fashions on San Carlos between Ocean and Seventh avenues

"The two stores complement each other," Sanford said. Anne Sanford explained: "Isadora's is top-quality, affordable elegance, the newer and best clothes. Cameo Fashions give us a chance to offer some discounts with off-price designer clothes."

The Sanfords plan to continue Cameo Fashions much as it has been, including its custom knit shop. They will also have costume jewelry, semi-precious pieces, belts, scarves and other accessories. They aren't sure yet about keeping the name. "The opportunity came up so quickly, we may consider changing the name in a month or so," Mrs. Sanford said.

Marge Sanford, Tom's sister-in-law, will manage Cameo Fashions for the couple, while Helga Seften continues as manager of Isadora's.



MEGAN TERRY has taken over ownership of the Carmel Stamp and Coin Shop on the west side of Dolores Street between Ocean and Seventh avenues.

★★★

The new owners of Jewels by Jeffrey — father James Seedman, son Michael Seedman and son-in-law Morry Kaiser — have been in the jewelry business more than 40 years.

The trio plans to carry over many of the lines of jewelry previously offered at the Carmel Plaza shop on the second level, to add new lines and to feature Rolex watches, Lalique and Baccaret crystal from France. "It's a full service jewelry store," Kaiser said. "And that means that we do appraisals and custom designing, too."

WHAT'S AN AUTO-CRAT?

"There's nothing like it!" That's what Robert Millar said about his new business in the Mid Valley Shopping Center. It's "Auto-Crat," where Millar repairs foreign and domestic cars, and restores classic and antique ones, too.

The reference was to the shop itself. Millar took over the Mid Valley Hardware Store's warehouse, and remodelled it into something very special. As he said: "You'll have to see it!" Pale blue, admittedly rather unusual in an auto repair shop, is Millar's theme color, and he built everything himself. That includes benches and posts and a unique floor — blue — into which he put crushed walnut shells to make it completely non-slippery.

Millar is operating the business by himself — with the dependable assistance of his wife, Jeanne — for the present, but looks forward to hiring more "good help" when he can some. He proudly reports more than 30 years in the auto industry, including two businesses in the valley town of Hanford.

He made a deliberate choice of Carmel in which to live and work. Opportunities to play golf may have contributed to that decision, although he says that his business is his primary hobby as well as his livelihood. Jeanne Millar confirms this, saying, "He loves what he does; that's why he's so good at it." The couple lives on Ribera Road in Carmel Meadows.

What kind of cars does this "Auto-Crat" have for himself? Well he once had a '28 model A convertible; at present, his favorite is a restored '69 El Camino pick-up.

OF CALPRIG AND CARRIAGES

Two controversial issues came up at a recent meeting of the business license board: door-to-door solicitations within the city, and still another proposal for horse-drawn carriages. The first proved to be out of the hands of the board and the second was continued — over a very negative reaction from the majority of board members — for a more complete and detailed presentation by the man who proposed it.

Permission for a door-to-door solicitation for $15 memberships was requested by the California Public Interest Research Group, consumer and environmental advocacy organization. Katie Moody, administrative assistant, told the board that successful fund-raising activities have been carried on by the group in Monterey, Marina, Seaside and Pacific Grove. She said the hours would be 4:30 p.m. to 8:30 p.m. in Carmel, July 11 through Aug. 12.

Accompanying letters from the group said the canvassers "are carefully trained to be courteous and respectful of residents' rights," and in answer to the many questions board members raised, Miss Moody stressed a low-keyed approach. "We will tell the residents exactly what we are asking in the first couple of minutes and we won't impose ourselves on them if they are not interested," she said.

In spite of these assurances, and in spite of their acknowledgement of the organization's value, board members' comments were negative initially. Glenn Crawford said: "I'm sick and tired of seeing so many fund-raising activities (in Carmel)." Fred Stanley added: "It's a worthwhile project but I'm notin favor of knocking on people's doors and disturbing them."

Further concern was expressed when it was learned that the solicitors would be paid employees of the organization, rather than volunteers.

Finally, board member and Planning Commission Chairwoman Sandy Swain suggested that the board get a legal opinion from City Atty. George Brehmer. The result confirmed board members' impression that the organization had the legal right to conduct such a solicitation as long as it

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ROBERT MILLAR has opened "Auto-Crat," a car repair shop that specializes in the restoration of classic automobiles. Millar's shop is in the Mid-Valley Shopping Center behind the hardware store.

did so in compliance with the Business and Professions Code, and if it did not solicit where a resident has posted a sign which states solicitors are not welcome.

Objections to the evening hours for such an operation ("because of the makeup of our community" as Sandy Swain put it), had no legal support, it was also determined.

However, Chief McGilvray reported to the board that its suggestion on the curtailment of solicitation after dark was acceptable to the organization; Miss Moody assured him that the solicitors would not be active after 7:00 p.m.

★★★

Scott Baker presented the business license board with a somewhat detailed description of his horse-drawn carriage proposal, but it proved to be insufficient.

Baker, who said he had experience in a similar operation in New York, proposed two "finely crafted" carriages with well-trained horses, to operate out of stables in the Hudson Ranch south of Carmel on Highway 1. The carriages would cover several routes, "depending upon passengers' selection and traffic needs," down Ocean Avenue to the beach or to Scenic Road and along Scenic to Carmel Point, or even to the Carmel Mission. Baker's proposal also included detailed plans for "the control of horse manure."

On a first review of the board members' reaction to this proposal, "no" was the response, said in many different ways. "Very uncomfortable about possible runaways;" "my main concern is interference with traffic," "it comes to be 'an attractive nuisance';" "we have enough (traffice and parking) problems now;" "it would create a carnival atmosphere."

Then City Administrator Doug Schmitz quizzed Baker on various details of his plan and elicited some facts and some admissions that Baker had not thought through all the details. Schmitz explained to his fellow board members that he was "intrigued" by the idea and didn't think it would create a carnival atmosphere, as he had seen it work very well in Victoria, B.C.

He said he did think a different route would work better and that Baker should have a base closer to town. "I don't think you are really ready to come before this board with full details," Schmitz told Baker.

A motion by Planning Director Bob Griggs to continue the matter until Baker returns with a firm and detailed proposal for a specific route was approved, although without any noticeable enthusiasm.

NAMES DO MAKE THE NEWS

A sixth generation Monterey County resident is the first marketing director for McFarland Wine Company. Stephanie Escobar will be responsible for sales of the Cabernet Sauvignon produced by Smith & Hook Vineyard's wine estate in the Salinas Valley. She will handle all company publicity and promotional activities, as well as wine association relations.

Ms. Escobar graduated from UCLA. Her previous experience has been in sales and advertising positions, and with Smith-Bucklin & Associates, a trade association management firm based in Chicago and Washington.

McFarland Wine Company's offices are on Lincoln Street between Seventh and Eighth avenues in Carmel, Ms. Escobar's new home base.

★★★

Patrice Larroque, manager of The Lodge at Pebble Beach, was in Chicago last month to accept an award given to The Lodge for conference excellence.

The Lodge was one of 14 hotels and resorts in the United States nominated for the honor by corporation executives. The awards were presented by McRand Inc. of Lake Forest, Ill., a firm providing communications and conference management services to corporations.

★★★

Prudential-Bache Securities, with offices in Clocktower Place, has announced the addition of two account executives to the firm. They are J.J. Murphy and Leslie N. Shill.

★★★

And the National Bank of Carmel has a new vice president for financial planning: Barry Kilzer.

Kilzer graduated from Notre Dame and earned two graduate degrees: a master's from the University of Southern California and a law degree from Southwestern University.

★★★

Roy William Jastram, Ph.D., a Carmel Valley resident, is a new member of the board of directors of Precision Echo. The Santa Clara company is a manufacturer of sophisticated instrumentation and video recording equipment.

After receiving his Ph.D. in economics and statistics from Stanford, Dr. Jastram was on the Stanford faculty for 10 years. In 1946 he joined the faculty of the University of California at Berkeley, where he helped to organize the School of Business Administration.

He has been an internationally recognized authority on the economics of precious metals and has written two books, *The Golden Constant* (1977) and *Silver: The Restless Metal* (1981). Most recently, Dr. Jastram was appointed to the Scientific Committee of the research arm of Banc Nazionale del Lavoro, the largest commercial bank of Italy.

★★★

Since we reported that Dan Klein joined the Carmel real estate firm of Lois Renk and Associates, we have learned something else about Dan: he hasn't had a vacation in more than two years, but he's going to change that with a trip to Egypt this fall.

The trip will include a cruise on the Nile River. Dan's only worry is where to get a babysitter for his 18-year-old dog, Krysty. Krysty's age is a record of sorts (the equivalent of about 126 years in human terms) and his size is noteworthy, too. He only weighs about four pounds and stands six inches tall (short). He is a miniature Pinscher and resembles a Doberman.

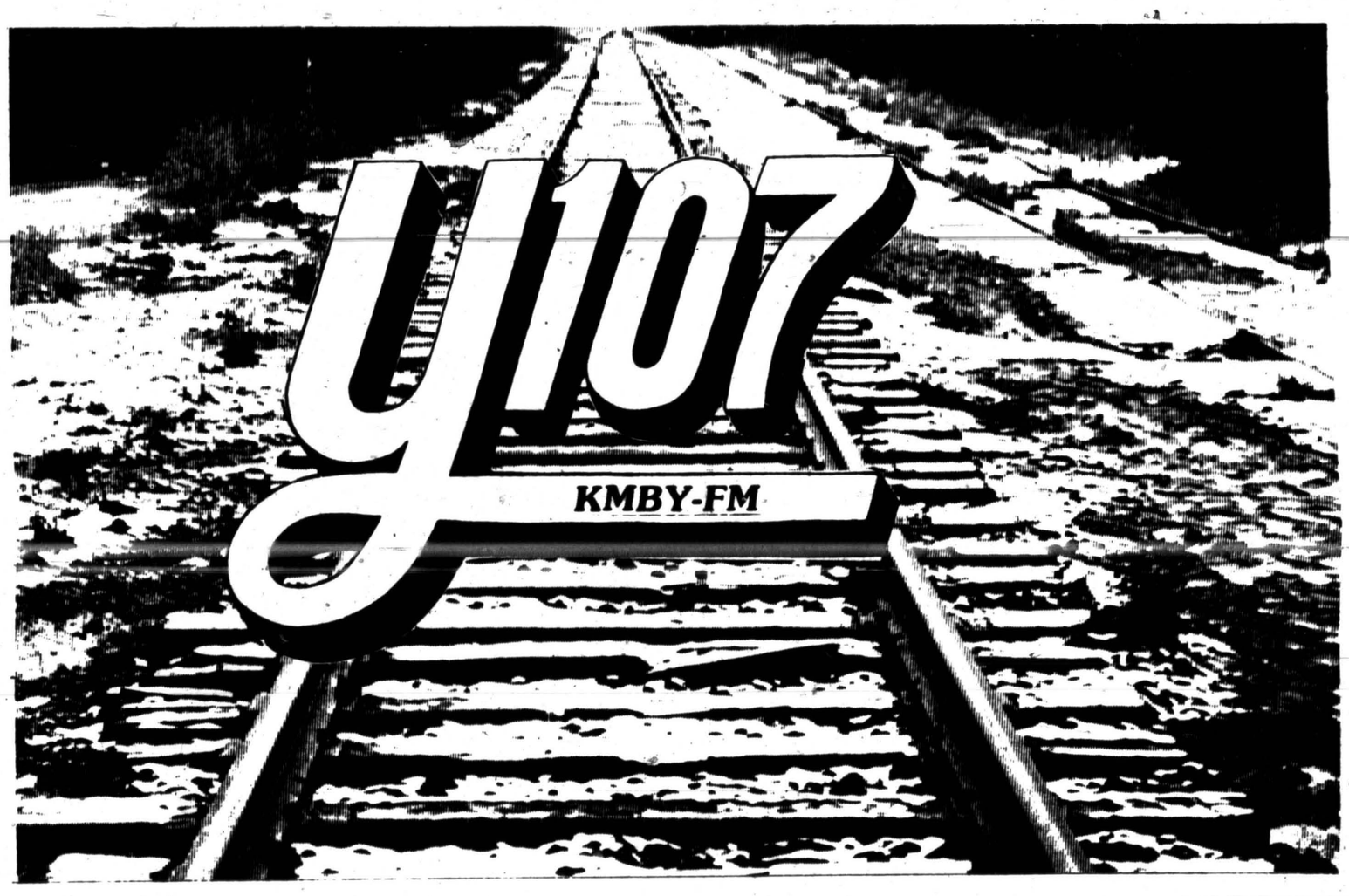
NOTED

Merchant of the Month in the lobby of Great Western Savings (Dolores and Seventh) is the Village Golf Shop, which brought some of its wares from the shop in Del Dono Court, Dolores near Fifth. "Everything for the golfer and the gallery" is what their sign says, and the merchandise displayed supports that contention. It even incudes a "rainy day golf game."

WHERE ARE YOU, GENE?

The re-opening of Carmel Valley Road meant a great deal to Village and Mid Valley Shopping Center merchants. One of the first cars in line after the ceremonies that welcome day was Gene Espinosa, who was eager to get his product — ice cream and snacks which he sells from a truck — to potential customers.

When we heard about Gene, we wanted to know more about him and his new business, so we can tell our readers about it. Gene, if you are out there, give us a call! Or if anyone can put us on the trail of this enterprising entrepreneur, we would like to hear from you.



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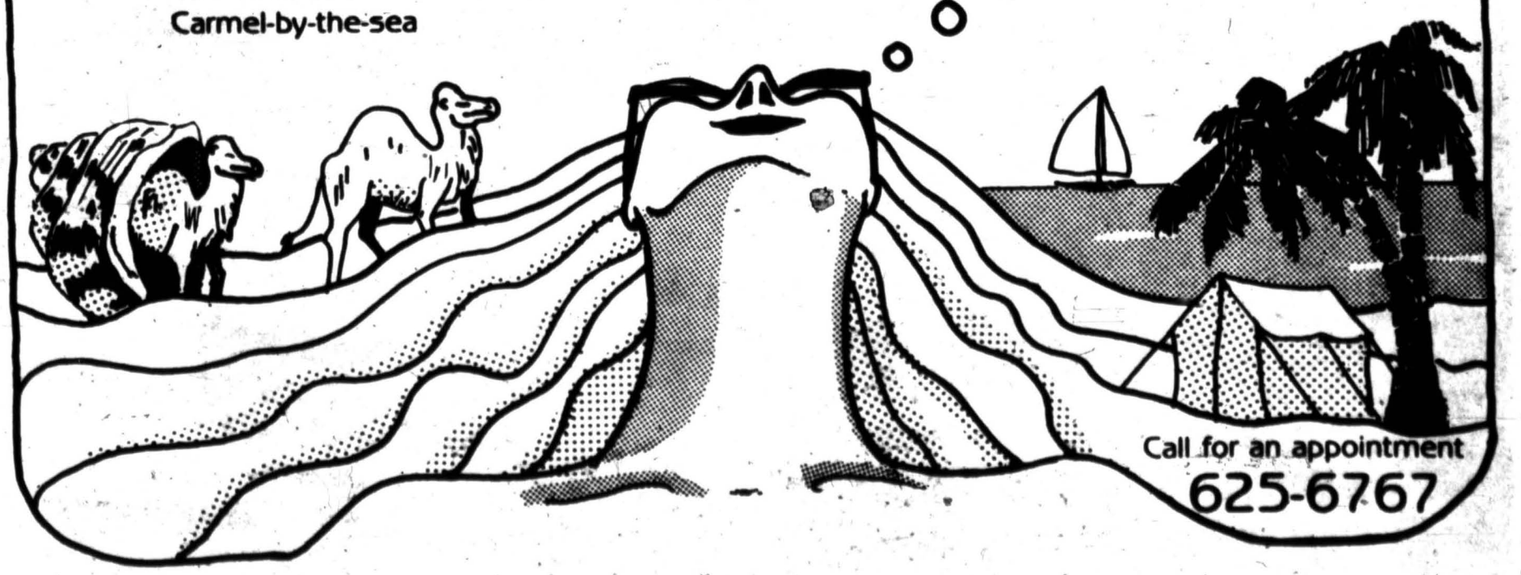

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THE JESTERS, a fund-raising auxiliary for the Monterey Peninsula Museum of Art, had its Eleventh Annual Gourmet Dinner at the Pebble Beach home of Mr. and Mrs. Robert C. Bonner July 13. Winners of the dinner were Mr. and Mrs. Donald P. Boyer. Chatting at the affair were (from left): Mrs. Dirk van der Burch, Peggy Compton, Mrs. Sarah Bonner, Robert Bonner, Mrs. M.M. Reid and Mrs. Gordon Craig.

CHEF JAMES HILL was welcomed to the dinner by Bob and Sarah Bonner.

Photos by Terri Lee Robbe

Pine Whispers

Social scene moves outdoors

By TERRI LEE ROBBE

With the arrival of summer the social scene has moved outdoors. Locals are taking full advantage of the warm weather to enjoy such things as swim parties, barbecues, picnics, boat races and other fun-in-the-sun activities. Looks as if it's the "let's get physical" time of year.

The talk of the town is the big annual train ride given by Lucille Huntington this past weekend. This is the 13th summer that Lucille has invited more than 100 friends to head for the wild country aboard a narrow gauge choo-choo.

The four-day event began last Thursday when everyone piled into their cars and headed to Santa Cruz, where they stayed at the Pasatiempo Inn. Friday night the group used one of the hotel's private dining rooms for dinner and their very own impromptu stage show.

Fourteen of the ladies who call themselves "The Cats" formed a chorus line and really did their thing. They dressed in unusual costumes and used exotic names such as Lucille, Kitty Litter; Sue Dewar, The Cats Pajamas; Lorraine McNulty, Fat Cat; Jill Wagner, The Pink Panther; Mary May Altenberg, Top Cat; Patti Burriss, Kitten On The Keys — get the picture?

The big ride happened Saturday and for the first time ever it was a moonlight train ride. The group had two open cars of the Roaring Camp and Big Trees Railroad which they boarded at Felton.

The hour-long ride wound through the redwoods at which point our rail-hoppers disembarked and enjoyed a barbecue in the woods. The festivities included square dancing (yep, with a caller) and other shenanigans.

Sue Dewar was totally disgusted with herself last year because she was too ill to make the trip — but she sure made up for the missed fun this year. Just before the trip, Sue ended up in emergency because she somehow managed to break the lead point of a pencil off and into the palm of her hand.

The trip officially ended on Saturday but many of the group squeezed in an extra day to enjoy golf, tennis, swimming and such.

Now that they're home again, Lucille is busy working on the second annual B-Sharp Follies which will be at Sunset Center Oct. 7-8. Last year about 130 local hams participated in the event which drew a packed house. This year the group, of which Hildegard Mitchell is general chairwoman, expects to double the number of "stars" who will ham it up on stage.

There will be a director's party at the Carmel Woman's Club on Sept. 13 so anyone who wants to try out for the follies will be given the opportunity to strut their stuff. But, just in case facts or places change before that date, you can always check with Lucille, Hildegarde or other Follies gals.

Another big event that lots of local folks are working on is the benefit auction for the Monterey Institute of International Studies on Sept. 11. The event is presented every two years and will be at the Monterey Conference Center this year. An elegant dinner and dancing to the music of the Glenn Miller Band will be part of the fun.

There will be about 15 fabulous auction items, including a villa in Greece for two and also a cruise for two aboard the Royal Viking. The room will only accommodate about 400 people; many of the tables are already sold so get on the phone and make your reservations.

Chairpersons are Dr. William and Barbara Snell.

Saturday, July 9 was a special day for Ashton Stanley. He was given a birthday party at Del Mesa Carmel by his wife Irene. Guests included Mrs. Carlos Stanley, Mrs. Amy Geraghty, Mrs. Howard Monroe, Mr. and Mrs. Frederick Stanley, Mrs. Wayne Haas, Rear Admiral (Ret.) Earl Stone and his wife and also Mrs. Carlos Stanley's house guest, Mrs. Jess Thurmond, who visited from Palm Desert.

PEGGY COMPTON helped Chef James Hill in the kitchen.

A very special lady who will celebrate her 80th birthday on Aug. 10 is Mrs. Robert (Virginia) Stanton. Word is that her many friends plan a birthday bash for Virginia, who is well-loved and donates much of her time to community events.

Another birthday lady is Winnifred Chrisman, who will celebrate her 82nd birthday with a party in her lovely garden on July 23. Winnifred's garden has appeared on the cover of *Sunset* magazine, so you can just imagine what a lovely place it is for such a special occasion. Another tidbit on Winnifred is that when she's in town she works out by swimming at the Beach Club every day. Ah, such youth and spirit!

A recent visitor to Carmel was Sheila Greenan, who was the house guest of Fred and Pauline Stanley. The Stanleys, who at one time owned a home in Lahaina on the island of Maui, first met Sheila there. She was born and raised in the Hawaiian Islands but now lives in Seattle and was delighted to be able to spend five days in Carmel.

LISA ENJOYS MONTH-LONG VISIT TO CARMEL

Lisa Lori of Miami is having the time of her life vacationing for a month in Carmel. Lisa, the grand-daughter of Philip and Eunice Gray of the Carmel Highlands, is proud of the fact that she made the trip by airplane all on her own with no grownup chaperone.

Her grandparents have been giving Lisa a grand tour of the town including visits to Cannery Row, Fisherman's Wharf, dinner at Nepenthe (and many other local restaurants), and other exciting outings.

One exciting event of Lisa's visit to Carmel was the fact that last Thursday she celebrated her 13th birthday and naturally there was a birthday cake and lots of presents.

Since she arrived in Carmel, Lisa has become a real camera buff. Philip and Eunice live next door to Ansel Adams so they introduced Lisa to their famous neighbor and odds are that Ansel gave Lisa a few tips on her picture-taking. As a pre-birthday gift, her grandparents gave her a Poloroid camera and a dozen rolls of film.

Although Lisa has priority on grandpa's time, Philip has managed to continue all of his volunteer work. He has been a volunteer with the Community Hospital Auxiliary for eight years and will soon receive his 5,000-hour pin. He was also chairman of Tel-Med for two years.

Philip is now the new project director for the Blind Center (located at 225 Laurel Ave., Pacific Grove) and says that the services rendered by the center cover all of the Monterey Peninsula and the city of Salinas — more than 200,000 people.

I almost forgot to mention that the Grays' son — movie actor Michael Gray — took a week away from his busy schedule in Hollywood to come to Carmel to spend time with his parents and Lisa. After spending time with Mike, Lisa (called "Chatterbox" by her grandparents) has decided that along with a career in photography she just may decide to become an actress.

Welcome to Carmel, Lisa, and hurry back!

SUN DIAL REGATTA AND BARBECUE A BIG SUCCESS

Members of the Stillwater Yacht Club were out in full force for Bud Allen's Sun Dial Regatta at Stillwater Cove on the weekend of July 9-10. The races ended on Sunday. Bright and

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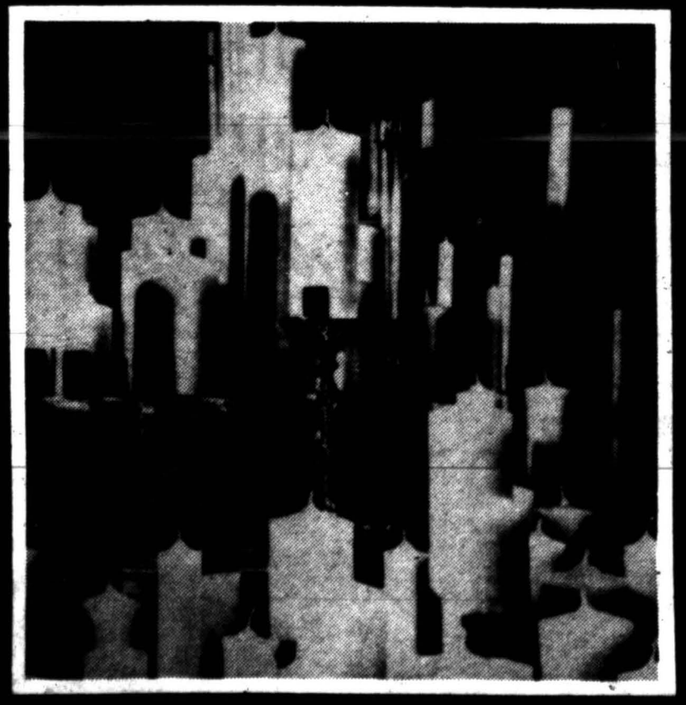

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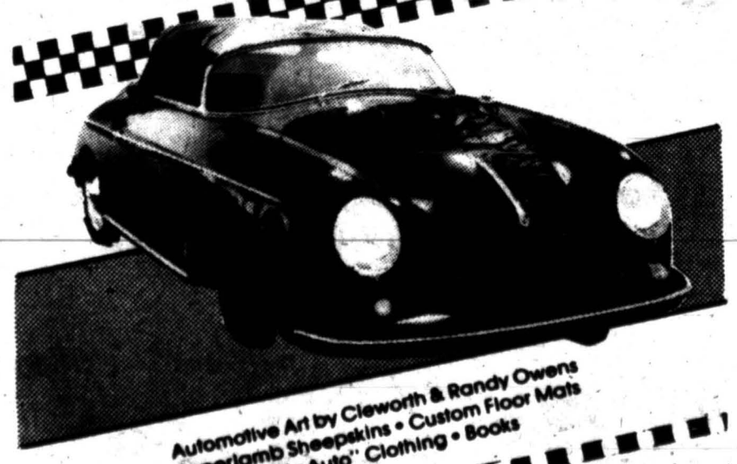

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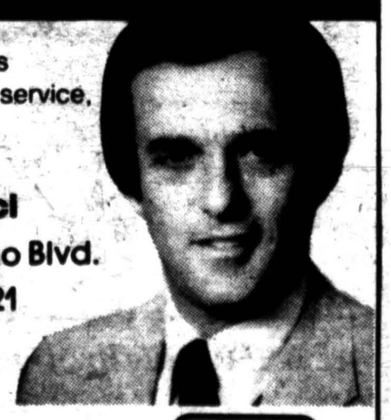

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early Monday morning, Bud, with Jon Konigshofer and Dick Catlin, flew to Hawaii to watch the finish of the Honolulu races. If you meet Bud in the near future, he'll probably have a lot of big fish stories.

FAMILY REUNION AT PEBBLE BEACH HOME OF DR. GEORGE AND KATE CAMPION

When four married daughters with their husbands and children return home for a visit, it is indeed a rare occasion. But that's exactly what happened at the Pebble Beach home of Dr. George Campion and his wife Kate.

The Campion's daughter, Mary (Sis) and her husband, Major Michael P. Connolly, and the couple's two children, Brian, 11, and Megan, 9, are visiting from Berlin, Germany.

The family lives in West Berlin where Mike is with Army Intelligence. Sis and the children will be here until sometime in August, but for Mike duty calls so he will return to Berlin the end of July.

Also visiting is the Campion's daughter Elizabeth (Buffy) Griffin and her husband John and their three children — Molly, 18, (who will attend Cal-Poly next year); John, 15; and Katie, 12. The Griffins live in Modesto and are totally enjoying the family reunion.

The Campions' other two daughters and their families live here. They are Tory and John Raggett and their two sons, Mark and George of Carmel, and the Campions' daughter, Ann Crisan, and her husband, Nick, who live in Pebble Beach.

Kate says that it's really exciting to watch all the cousins get acquainted and that the adults have fun catching up on family news. Naturally, the reunion will include browsing the town and catching the rays at the beach.

Adam Gerald Sullivan born

Adam Gerald Sullivan will spend the first few months of his life thriving on good things like milk and Pablum but there's no question that as soon as his "pearlies" show he will dine on gourmet fare.

Adam is the son of Gerald and Victoria Sullivan, owners of Andre's Restaurant in the Barnyard. He was born on June 15 and weighed 7 pounds, 2.5 ounces at birth. The employees of Andre's had a lottery going on the baby's weight and lucky winner, Jose (the singing waiter) had a lot to sing about.

Sunday is rapidly becoming "family night" at Andre's and ironically enough it was that evening that Jerry Sullivan whispered to this reporter that he had to leave to rush Vicky to the hospital.

It would be no surprise if Andre's chef concocted some new Pablum fantasies so that the Sullivans and their already established brood of four will be able to include Adam in their "eat-out-at-Andre's" on Sunday.

REBECCA PARAVICINI NAMED TO DEAN'S LIST

Rebecca Paravicini, daughter of Mrs. P. Paravicini of Carmel and Robert E. Paravicini of Pebble Beach, has been named to the dean's list at Trinity College in Washington, D.C., for the spring semester 1983. Rebecca is an incoming senior at Trinity.

BOB MOORE JR. OF CARMEL WINS JAMESBURG SCHOOL RAFFLE

Bob Moore Jr., of Carmel Valley is the winner of the Jamesburg School raffle. As winner he is entitled to two nights and three days (for two) at Tassajara Hot Springs.

The raffle drawing took place July 2 at the Jamesburg School's Summer Music Concert, the first in a series of seasonal music events sponsored by the school.

NURSERY NEWS

- A son, Andrew Edward O'Shaughnessy Fuller, born June 27 to Michael G. Fuller and Pamela O'Shaughnessy Fuller of Carmel Valley.
- A daughter, Marissa Nicole Reiter, born June 23 to Ronald and Heidi Reiter of Pebble Beach.
- A son, Morgan Brian Adrian, born June 28 to Roger and Michele Adrian of Carmel.

Friends of Hidden Valley meet Flutist Julius Baker

Friends of Hidden Valley had the rare privilege to meet Julius Baker, New York Philharmonic solo flutist, and to hear three of his master class flute students when they met for a late afternoon party at Hidden Valley Theater in Carmel Valley last Wednesday.

Following wine and hors d'oeuvres on the outside deck, members gathered in the theater to hear Peter Meckel, founder/director of Hidden Valley Music Seminars, describe Baker's upper New York state farm. Baker in turn told how he met Lisa Emenheiser, his beautiful young accompanist who performed so brilliantly in the Baker-Rampal concert as well as the Masters Chamber Music Festival recently.

He then introduced his young artists "of the future," Gordon Halligan of New York City, followed by Nobutaka Shimizu of Japan who played Sonatina by Pierre San Can. Chloris Vowels of Sydney, Australia concluded the program.

Georgia von Richter and Dottie (Mrs. Don) Dimond were in charge of delectables furnished by members of the board and hospitality committee. Dick Cross manned the chilled wine.

Two baskets of Peruvian lilies decorated the table. They were from the garden of Jane (Mrs. Merle) Strauch, current president of the Friends. She was joined by all three past presidents, Edith Alt, Beata La Garde and Muriel Dobry.

The Friends of Hidden Valley is a group of men and women who believe in the work of HVMS, an institute of the performing arts, and wish to help in every way possible. Marnie (Mrs. J.R.) Shooter and Virginia Stone are co-chairwomen of the membership committee.

ALTRUSA CLUB HAS INSTALLATION DINNER

The Altrusa Club of Altrusa International recently had an installation dinner at La Playa Hotel. Installation officer was Dr. Rhoda Crowley of Sacramento.

The new officers are: Dorothy Reid, director and incoming publicity liaison; Sue Ree Conroy, president; Mary Catherine McHale, vice president; Janet Bush, treasurer; Mrs. Cyril Church, corresponding secretary and Nadine Annand, recorder.

Other directors on the board are Dr. Gladys Olvis, Mrs. John B. Gore and Mrs. David Eaton.

In keeping with its consistent service motivation, the club is

Continued on page 22

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Pine whispers

Continued from page 21

preparing for its annual benefit for local charities. The event, a silver tea and silent auction, will be at Casa Estrada.

For further information, call Iona Logie at 624-8023.

DON AND HELEN BOYER WIN GOURMET DINNER

Don and Helen Boyer were the winners of the Jesters' Eleventh Annual Gourmet Dinner. The Jesters, a fund-raising auxiliary for the Monterey Peninsula Museum of Art, give the dinner each year as a fund-raiser. The drawing to see who the lucky winners would be was conducted at the Jesters' membership party at the museum in June.

Winning the dinner meant that Don and Helen could invite eight friends to join them for the elegant sit-down meal at the Pebble Beach home of Mr. and Mrs. Robert C. Bonner on July 13.

The Boyer's guests were Mrs. Edward M. Blight, Mr. and Mrs. William T. McClintock, Mr. and Mrs. Richard E. O'Connell, Mr. and Mrs. George A. Rial and Mrs. Everett H. Ware.

The menu included such delicacies as Garrapata Creek trout with crayfish sauce, cream of abalone soup from the Rogue Restaurant, roast breast of capon filled with veal forecemat, sauce baltino, potato souffle and fresh zucchini basket all from the Sardine Factory and other good things from Triples Restaurant. Wines for the dinner were donated by The Company Store, Nielsen Brothers' Wine Shop and Triples.

Chef in attendance at the dinner was James Hill, executive chef of The Sardine Factory.

Committee members included Mr. and Mrs. Dirk van der Burch, Mr. and Mrs. Robert C. Bonner, Mr. and Mrs. J. Robert Burriss, Mrs. Peggy Compton, Mr. and Mrs. Gordon Craig, Mr. and Mrs. Frank C. Crispo, Mr. and Mrs. M.M. Reid, Mrs. James Root and Mr. Andrew Spranza.

Food consultants were Ted Balesteri, Burt Cutino, Patrice Larroque and Henning Larson. Wine consultants were George Edwards, Mervin Sutton, Eve Wilhite and Tom Thomasser.

The dinner went smoothly. The committee men served at the table and the women committee members helped Chef James Hill prepare the plates. Each restaurant prepared its own course and the food was served on plates from the restaurants. The various foods were picked up and delivered to the Bonner home by the committee members.

Last year's winner of the dinner was Virginia Stanton and since the dinner was held on her birthday (Aug. 10) the group enjoyed a double celebration.

After-dinner music was provided by Patti Burriss.

A SPECIAL FAREWELL

Time marches on and your roving reporter is going to leave you for a little while. In the process of lugging cameras, equipment bags and other necessary items you've probably heard my groans of the old bones acting up.

Well, the acting up has now turned to a screeching yowl, so I've made the big decision to check into Scripps Clinic in La Jolla and have a few of the little devils rearranged.

During the three-plus years that I have been writing this column, I've had the opportunity to meet and become friends with many of you and I want to take this space to tell you that not only did you make my job easy — you made it fun — often going out of your way to make sure that my news would be "hot off the press."

Many thanks to Harriet, Kim, Eunice, Elizabeth, Artie, Pauline, Nell, Lucille, Margye, Peggy, Georgia, Lee, Peggy, Sue and to a special lady named Maggie Eastwood. And of course the list could go on and on, but you know who you are and I think you're all terrific!

If all goes well (and naturally it will) I'll be seeing you in about four months. While conquering the enemy, I'll be staying in Woodland Hills so keep me up on the news by sending a note to 21432 Rios, Woodland Hills, Calif. 91364.

Meanwhile, my replacement will be Susan Cantrell, an experienced writer and longtime Monterey Peninsula resident. She can be reached at 373-5189.

CASA VASQUEZ NEAR OLD JAIL

Casa Vasquez, at 546 Dutra St., Monterey, is now the address of the Monterey Park and Recreation Dept. Originally, though, it was the home of Dolores Vasquez, sister of the notorious bandit Tiburcio Vasquez, and by a quirk of fate, situated behind the old jail. Vasquez was familiar with both structures. He often hid out at his sister's house while the sheriff scoured the countryside for him.

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Our Churches

BAPTIST
Rev. Dr. Woodrow Rood will deliver the 11 a.m. and 6 p.m. sermons Sunday, July 24 at First Baptist Church of Carmel on Carmel Valley Road.

CARMEL VALLEY COMMUNITY CHAPEL
At the Sunday, July 24 service, Rev. Robert Broyles, guest minister, will deliver the 11 a.m. sermon *Tough Love*. Music by the Hidden Valley Singers.

The chapel is located on the corner of Paso Hondo and Village Drive, Carmel Valley. Nursery care is provided. Coffee hour follows church school and regular services.

CENTER-BY-THE-SEA RELIGIOUS SCIENCE AT CARMEL
Rev. Patricia-Alyce Parker will deliver the 10:30 a.m. sermon *Divine Forgiveness* Sunday, July 24 at the American Legion Hall, Dolores at 8th, Carmel. Fellowship follows services. All are welcome.

CHRISTIAN SCIENCE
The subject of the lesson-sermon for Sunday, July 24 will be *Truth* at the First Church of Christ, Scientist, Monte Verde and Fifth in Carmel.

Services are at 9:30 and 11 a.m., with Sunday School at 9:30 a.m. Wednesday evening testimonial meeting at 8 p.m.

COMMUNITY
Rev. James Clark Brown will deliver the sermon *Wanted: Volunteers For an Exciting Journey!* Sunday, July 24 at 10:30 a.m. at the Community Church of the Monterey Peninsula. Celebration of the Holy Communion.

Nursery care is provided.

Ample parking for the handicapped is available.

The church is a mile east of Highway 1 on Carmel Valley Road. Services are at 10:30 a.m.

EMMANUEL FELLOWSHIP
Pastor Reese Mayo will present the sermon Sunday, July 24 at the Emmanuel Fellowship (Foursquare Church). Services are held at the Monterey Carpenter's Union Hall, 778 Hawthorne and Irving Ave., New Monterey.

Services are at 10 a.m. and 6 p.m. Nursery care is provided. Home Bible studies are held during the week. Call 646-0121 for location nearest you.

PRESBYTERIAN
Linda Axtell will preach the sermon *Love So Amazing* at the Carmel Presbyterian Church, Sunday July 24. Music by the chancel choir. Communion, Dr. Harold Englind, Celebrant.

Services will be held at 8:15, 9:30 and 11 a.m. and families are encouraged to worship together at any of the three services. The church is located at Ocean and Junipero, Carmel.

RELIGIOUS SOCIETY OF FRIENDS (QUAKER)
Silent meeting for worship Sunday 10:30 a.m. at the Carl Cherry Foundation, Fourth and Guadalupe, Carmel. Everyone invited. 375-3837.

ST. PHILIP'S
Rev. Luther Berven will deliver the sermon Sunday, July 24. St. Philip's Lutheran Church is on Carmel Valley Road in Carmel Valley.

Services are at 9:30 a.m. Nursery care is provided.

UNITARIAN
John Keskulla, intern minister, will deliver the sermon *The Healing Path* Sunday, July 24 at the Monterey Peninsula Unitarian Church, Aguajito Road, at the intersection of Highway 1 and Highway 68, Carmel.

WAYFARER
Dr. Harry W. Adams will deliver the sermon *Keeping Your Nets Full* Sunday, July 24 at the Church of the Wayfarer, Lincoln and Seventh, Carmel.

Services are at 9:30 and 11 a.m.

Nursery care is provided.

FIRST CHURCH WAS EPISCOPAL
Although Pacific Grove was founded as a methodist retreat, the first church building was for an Episcopalian congregation, St. Mary's-by-the-Sea. It had such a pleasing design that when the time came to enlarge it, rather than add onto it awkwardly the decision was made to cut it in half across the middle move the two halves apart and elongate the building.

Father Farrell's wisdom

Open brown envelopes

CARMEL ROTARY CLUB, LA PLAYA HOTEL

Oh Almighty and Eternal Father, we ask Thy blessing on these victuals as we pray that Thy light of love may shine upon us so that we can share it with our neighbors in unselfish service.

The first of the great Hebrew Patriarchs was Abraham, whom we call our Father in Faith because he was faithful to God's law and obedient to God's will. As a reward, God gave him a Covenant and much more than he asked or expected.

I have a Padre friend who is an ardent golfer and he uses golf stories in every sermon. Recently, he told parishoners of a king who had a golf partner who pleased him so much that he promised to give him anything he asked.

Being a humble and unselfish man, he asked for a new golf club. A week later the royal herald delivered a letter in a brown envelope; it contained a deed for a new 18-hole golf club. The Padre concluded by saying: "God gives us more than we ask for or even dream possible."

Most of the brown envelopes in our lives are unexpected and the sad thing is so many of them are not even opened. Amen.

Obituaries

Jean E. Rees

Private cremation was scheduled to take place in Santa Cruz for Jean E. Rees who died July 9 at her home in Carmel Valley. Although she had been in failing health, her death was unexpected. She was 59.

She was born Sept. 22, 1923 in Oakland and was employed in the Lawrence Laboratory in Berkeley before she moved to the peninsula in 1978.

Survivors include her husband, Richard of Carmel Valley; a brother, Richard M. Logan of Oakland; and a niece. Her father, the late Maurice Logan, was a member of the National Academy of Art.

No services were planned. The Norman Family Chapel of Soquel was in charge of arrangements.

Marguerite Moring

Cremation took place for Marguerite Marie C. Moring, a resident of Carmel Valley, who died July 8 at Beverly Manor Convalescent Hospital after a long illness. She was 85.

Born Jan. 14, 1898 in Seattle, she came to the peninsula 20 years ago from San Francisco and was a resident of Del Mesa Carmel.

She attended Carmel Presbyterian Church, was a member of the auxiliary of the former Eskaton Monterey Hospital and served as a Gray Lady in World War II. Her husband, Rear Adm. Travis S. Moring, died in 1965.

Survivors include a nephew, William Stoll of Latrobe, Pa., and a niece, Sylvia Runchey of Bainbridge Island, Wash.

After cremation, inurnment was scheduled in Lakeview Cemetery, Seattle. The Paul Mortuary was in charge of arrangements.

The family prefers memorial donations to the American Diabetic Association, 255 Hugo St., San Francisco, Calif. 94122.

Gisela H. Close

Memorial services took place July 13 at the Little Chapel by-the-Sea for Gisela Helga Close, a Pebble Beach resident since 1960, who died July 6 at Community Hospital after a long illness. She was 55.

She was born Jan. 20, 1928 in Berlin, Germany and was a member of the Scottish Society of the Monterey Peninsula, the Clan McClennan Association and the Peninsula Dance Quadrille.

Survivors include her husband, Leslie L.; daughter, Corinna Lee Close; and mother, Hedwig M.E. Paethke, all of Pebble Beach.

The Rev. Richard Bowman of the First United Methodist Church of Pacific Grove officiated at the services. Inurnment will take place at El Carmelo Cemetery. The Paul Mortuary was in charge of arrangements.

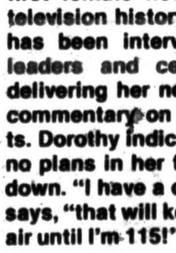
Cathren Davi

The rosary was recited July 10 at El Estero Chapel at the Mission Mortuary and a Mass of Christian burial was celebrated July 11 at San Carlos Cathedral for Cathren Davi, 80, of Carmel. She died July 8 at Community Hospital after a brief illness.

She was born June 1, 1903 in Hartington, Neb., and came to the Peninsula seven years ago from Oakland where she and her husband were in the furniture business for 38 years.

Survivors include her husband, Nito; brother, Dan McDonall of Sacramento; and several nieces and nephews.

Entombment took place in San Carlos Cemetery.



The Golden Years

By Myles Williams

If you're going to have nonemergency surgery, it's better to check into the hospital during the week than on a weekend. The Michigan survey of hospital users in that state showed that surgical patients admitted on weekends stayed an average of 4.1 days longer than those admitted during the week and, of course, their bills were higher. Weekend patients had to wait an average of 5.1 days for surgery, while weekday patients waited only 2.6 days from the time they were admitted.

★ ★ ★

At the age of 89, Dorothy Fuldheim of Cleveland's WEWS-TV is the undisputed dean of American women in TV news. Since becoming the first female news analyst in television history in 1947, she has been interviewing world leaders and celebrities and delivering her no-holds-barred commentary on current events. Dorothy indicates there are no plans in her future to slow down. "I have a contract," she says, "that will keep me on the air until I'm 115!"

★ ★ ★

You and I were even younger when a lowly penny would purchase a stamp, a cigarette, a postcard, a jawbreaker, your weight and fortune, a handful of nuts, a shoelace, a baseball card, a bird whistle or "your thoughts."

★ ★ ★

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The Rev. ROBERT E. FOSSE Rector-elect
9th and Dolores Street
624-3883

Christian Science Services
Sundays 9:30 a.m. & 11:00 a.m. — Sunday School 9:30 a.m. Wednesday evening testimony meetings 8 p.m. Reading Room Open July, Aug., Sept. Weekdays 9-5 (Wed. & Thurs. 9-7:30), Sun. & Holidays 1:30-4:30. Lincoln btwn. 5th & 6th.
Monte Verde St., north of Ocean Ave. between 5th and 6th

The Church of the Wayfarer
(A United Methodist Church)
Worship Sundays at 9:30 a.m. and 11:00 a.m. at this Historic Church. (Nursery Care for Children — Church School 9:30 a.m.) Paul R. Woudenberg. Charles C. Anker, Ministers.
Lincoln and 7th
624-3550

Carmel Mission Basilica
Saturday Mass: 5:30 p.m. fulfills Sunday obligation. Sunday Masses: 7:00, 8:00, 9:30, 11:00 a.m., 12:30 and 5:30 p.m. Confessions: Saturday, 3:30 to 5:30 and 8:00 to 8:30 p.m. Days before First Friday and Holy Days, 4:00 to 5:00. Mass at Big Sur, Saturday, 3:30-5:30 p.m.
Rio Road

Carmel Presbyterian Church
Sunday Services, 8:15, 9:30 and 11:00 a.m. Church School, nursery thru adult, 9:30 a.m. Ministers: Harold Englund, William Welch, Joan Cathey and Wayne Walker.
Ocean and Junipero
624-3878

Community Church of the Monterey Peninsula
John Roberts, Director of Music; Lou Mathews, Organist. Sunday Services at 10:30 a.m.
Nursery care is provided.
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778 Hawthorne, New Monterey
646-0121

St. Philip's Lutheran Church
Services 9:30 a.m. Nursery Care. Communion 1st Sunday each month, 10:15 a.m. Bible Study, weekly and monthly classes. Church School 10:30 a.m. Luther H. Berven, Pastor.
Carmel Valley Rd. near Schulte Road
375-7177 or 624-6765
(MORNINGS)

To all customers of Great American Federal:

Your proxy is important!

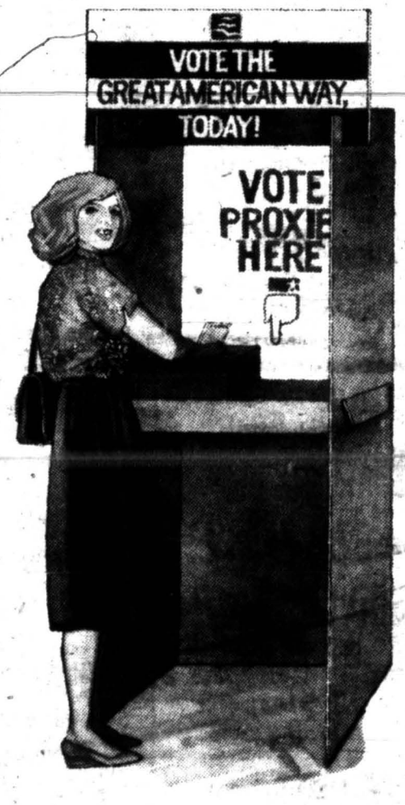
You are urged to complete and return your proxy today!

Materials concerning Great American Federal's proposed Plan of Conversion have been mailed to customers of record on June 25, 1983. Please review the "Summary of Proposed Conversion" and the "Proxy Statement" promptly, as it is very important that we receive your completed proxy just as soon as possible. The absolute deadline is the day of the Special Meeting, scheduled for Tuesday, August 9, 1983 . . . but you are urged to respond immediately, as several hundred thousand votes must be processed in a very short period of time.

The Board of Great American Federal has unanimously approved the proposed Conversion and now the vote of members is required. Management urges you to vote in favor of the Plan by marking the "FOR" box on the Proxy form. As mentioned in the "Proxy Statement", the Conversion will result in the sale of stock and the substantial capital raised thereby will increase Great American Federal's net worth, providing additional capital strength for our depositors and financial support for increased lending activity, new services, expanded facilities, acquisitions, and future growth.

IT'S EASY TO COMPLETE THE PROXY FORM

The Proxy is printed on a blue background and is inserted in the "window" of the mailing envelope, where your name and address appear. Detach the blue Proxy from the white "Stock Subscription Order Form" at the perforated edge (the latter will only be used should you decide to order stock). Mark your vote in the appropriate box; then, be sure to date and sign the Proxy where indicated. That's all there is to it! Mail the Proxy in the blue postage-paid, business reply envelope labeled "PROXY" . . . or bring the Proxy to any office of Great American Federal and deposit it in the "ballot box" at the Proxy voting booth. If you receive more than one Proxy, please vote and return each one.



THERE IS NO OBLIGATION TO PURCHASE STOCK

Voting "FOR" the Plan of Conversion does not obligate anyone to purchase stock in Great American Federal. Although management encourages customers to consider exercising their rights as explained in the "Subscription Offering Circular", no one is obligated in any way to do so. Materials on the subscription offering have been enclosed in a separate envelope within the larger mailing envelope. Anyone subscribing for stock must submit the "Stock Subscription Order Form" to Great American Federal by 4:00 p.m. on Thursday, August 4, 1983.

QUESTIONS WILL BE PROMPTLY ANSWERED

Should you have any questions about voting your Proxy or any other facet of the Conversion process, please call our toll-free Conversion Center Hotline: (1-800) 222-1231. Or bring your questions to any office of Great American Federal. If any materials are misplaced or damaged, they can quickly be replaced by the extra supply at all offices.

This is neither an offer to sell nor the solicitation of an offer to buy shares of common stock in Great American Federal Savings Bank. The offer is made solely through the Subscription Offering Circular. Subscription Offering Circulars and Order Forms are available at all Great American Federal offices.

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Carmelites team up; praise the Bard with 'Kings!'

Richard La Salle's 'fantasy' score

By LISA McKANEY

RICHARD LA SALLE, noted Hollywood composer and conductor, has developed an original musical score for the Monterey Peninsula Shakespeare Festival production of *Kings!* which opens at 8 p.m. Thursday, Aug. 4 in the theater at Monterey Peninsula College, 980 Fremont St., Monterey.

"Artie Early asked me to join the festival board; I guess they figured it'd be nice to have a musician and composer involved," La Salle said.

His involvement consists of 25 music cues in the first act and equally as many in the second act — about 75 music cues in the play.

"I've also built sound effect tracks. The whole thing's a fantasy," he said. "They needed ethereal angel voices over a funeral at the end of the first act and we were able to put voices over a particular piece of music I'd written."

Finding the music to suit the moods of the play was not difficult for La Salle. His extensive library of tapes and scores in his studio room in Carmel contains the works of more than 50 motion pictures, 25 motion pictures for television and 400 segments for television series.

Some of his more widely recognized credits include the feature films *Alice Doesn't Live Here Anymore, City Beneath the Sea, Diary of a Madman, Apache Rifles* and *Ambush Bay*.

His television credits include *Land of the Giants, The FBI, Bonanza, The Fugitive, Room 222, Swiss Family Robinson, Planet of the Apes, Wonder Woman* and *Buck Rogers.*

"I love to write for good westerns, epics and historical things, also science fiction. Sitcoms and run-of-the-mill TV usually is covered up by laugh tracks or sound effects," La Salle said.

"I think I did my best work for my most favorite film, *Ava Ryker,* which was the last film Natalie Wood did before she died," he said. "It was a three and one-half hour film and what I liked most about it was that nobody ever approached me and said do this or do that; they told me to just do it and write what I think."

"The theme song is a haunting melody," his wife, Patty, said. La Salle played the piece on the piano while Patty sat in their living room with a pensive expression.

"There's almost two hours of music in the movie and they gave me six weeks to orchestrate it, which is unheard of. It's a good picture because it has good production — lots of production in it — and it's a good story. When you grab onto something good, good music comes of it," La Salle said.

•

IN THE CASE of a bad picture, La Salle explained, the

Continued on page 15

IT WAS ABOUT 25 years ago when Cliff Berry (left) and Peter DeBono acted in *Once Upon A Mattress* at the Studio Theatre. Today Berry is one of the stars of *Kings*, which will be directed by Peter and is authored by his brother, Jerry. *Kings* opens Aug. 4 as part of the Monterey Peninsula Shakespeare Festival. It will run in repertory with *A Midsummer Night's Dream*, which officially opens the festival at 8 p.m. July 27.

Carmel Pine Cone
Section II
Arts & Leisure
Real Estate • Want Ads

DeBono returns with crowning achievement

By MICHAEL GARDNER

FOR JERRY DeBono, it's old home week at the Monterey Peninsula College Theater these days.

DeBono, who 25 years ago wrote the very first production for the fledgling Studio Theatre in Carmel before he turned to television scripts, is the author of *Kings*, which will make its world stage debut Aug. 4 as part of the third annual Monterey Peninsula Shakespeare Festival at MPC.

Rehearsals for the futuristic play based on William Shakespeare's histories of five English kings resemble a family reunion, with a few old-time acquaintances thrown in for good measure.

Jerry's brother is festival founder and managing director Peter DeBono, who will direct *Kings*. Peter's wife, Terri, is the company manager. And Jerry is staying with his brother in Salinas during the festival's run.

"I refer to it as the mom and pop producing company. They do just everything," laughed Jerry DeBono in an interview with the *Pine Cone/Outlook*.

"It's a real family effort. I think we spend every waking moment talking about the show or the festival," Peter interjected.

Besides the family members, Debono has been reunited with James Dunn, director of the first festival offering, *A Midsummer Night's Dream*. Dunn's musical adaptation of the Bard's classic comedy opens the festival July 27.

Jerry was in San Jose State University theater classes while Dunn was a graduate student there.

One of the principal characters in *Kings* is Cliff Berry, a long-time Studio Theatre favorite from the late 1950s and early 1960s. Berry appeared in several of DeBono's Studio Theatre productions a quarter of a century ago.

"He was quite the comic," DeBono recalled of Berry. One of the things he did was *Where's Charlie?*. Everybody still talks about that one. The ladies loved him."

Berry eventually moved to Los Angeles and appeared in a few shows and did modeling. DeBono convinced him to return to the peninsula for the Shakespeare Festival.

"Cliff is coming back. It's his comeback. I keep calling it his big comeback," said DeBono, who also pointed out that Berry was required to audition "right along with everyone else."

•

ALSO, DEBONO'S first original full-length play at the Studio Theatre, *The Psyche of Dianne O'Day* was reviewed in 1958 by a Monterey reporter named Max Tadlock.

Today, Tadlock is the president of MPC.

It is also somewhat of a homecoming for DeBono, who attended MPC and wrote a few scripts for then department chairman Morgan Stock, who recently retired.

Continued on page 14

ROBERT GILLETT, shown in front of his home and workshop at Ninth Avenue and San Carlos Street in Carmel before his death in 1950. His violin-making tools was given as a gift to the Monterey County Symphony Association by his daughter-in-law, Mrs. Dela Gillett of Monterey, for use in an exhibit and permanent display. (See story on page 32.)

Bach Festival continues with 'Art of the Fugue'

THE 46th season of the Carmel Bach Festival, now in its third and final week, continues at 10:30 a.m. Thursday, July 21 with a recital on *The Art of the Fugue* at Sunset Theater in Carmel. Tickets for the recital are $8 each.

At 3 p.m. a free symposium by James H. Schwabacher Jr. on Mozart's *Cosi fan tutte* will be conducted in the Carpenter Room of Sunset Center.

The concert begins at 8 p.m. in Sunset Theater and features Bach's *Brandenburg Concerto No. 6 in B flat;* works of J.S. Bach by guitarist David Tanenbaum; *Sonata in A, Opus 107* by Beethoven and the works of D. Scarlatti, Handel and Bach by Igor Kipnis on the harpsichord.

At 11 a.m. Friday, July 22 a recital on vocal chamber music by members of the Festival Chorale will be conducted in the Parish Hall of All Saints' Episcopal Church, located on Dolores and Ninth in Carmel. Tickets are $4 each. At 3 p.m. a free lecture by Dr. John Hajdu on *The Passion According to St. John* is scheduled in the Carpenter Room of the Sunset Center. At 8 p.m. the concert begins in the Sunset Theater.

Gerhard Puchelt, pianist, will perform a recital at 11 a.m. Saturday, July 23 in the Sunset Center theater. Admission is $4 per person. At 3 p.m. *Cosi fan tutte* by Mozart will be presented in the Sunset Center theater. It is an opera in concert form, sung in English and includes the Festival Chorale and orchestra.

At 2 p.m. Sunday, July 24, *The Passion According to St. John* will begin in the Sunset Center theater with David Gordon, tenor, as the Evangelist and Douglas Lawrence, bass, as Jesus, the Festival Chorus, Chorale and orchestra.

At 3 p.m. Monday, July 25 a free lecture will be presented by Dr. Bruce Lamott on Johann Sebastian Bach and his music in the Carpenter Room of the Sunset Center. At 8 p.m. the concert begins with Bach's *Cantata, "Wachet! betet!"* and *Brandenburg Concerto No. 5 in D* as well as *Harmoniemesse in B flat* by Haydn.

Sonatas, duos and trios by Bach, Mozart and Beethoven will be presented at 11 a.m. Tuesday, July 26 in the Parish Hall of All Saints' Episcopal Church. Tickets are $4 each.

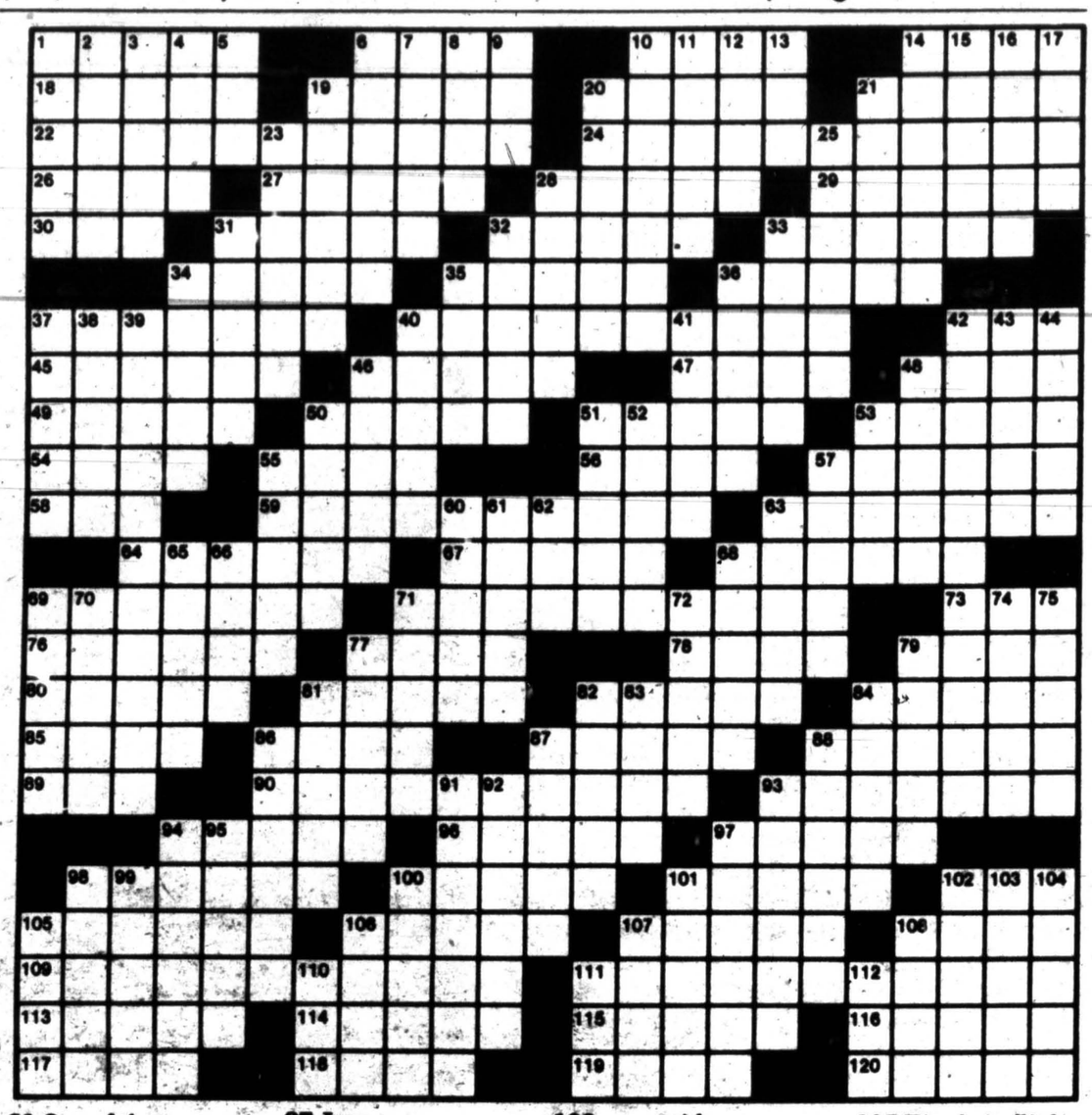
At 2 p.m. "Music for Young Listeners" is scheduled in the Sunset Theater; a recital by Ken Ahrens on the organ will begin at 3 p.m. at Bethlehem Lutheran Church, 800 Cass St., Monterey. Tickets are $4 each for the recital. At 8 p.m. the concert begins in the Sunset Center theater with music by Bach and Mozart.

At 11 a.m. Wednesday, July 27 a recital by William Parker, baritone and Judith Davidoff, viola de gamba, is scheduled in Parish Hall of All Saints' Episcopal Church. Tickets are $4 each. At 3 p.m. a free lecture by Dr. Clifford Cranna on music from the cathedrals of Spain is scheduled in the Carpenter Room of the Sunset Center and the Founders' Memorial Concert begins at 9 p.m. Tickets are sold out for this performance of music from the cathedrals of Spain.

THE NEW YORK TIMES MAGAZINE CROSSWORD PUZZLE

People You Can Count On

By J. Samuel Smart/Puzzles Edited by Eugene T. Maleska



ACROSS

1 RICH MAN
6 Member of the lily family
10 Indian mountain pass
14 U.S.S.R. river
18 Betel palm
19 Lymnaeid
20 Deep-sea diving pioneer
21 Cordial flavoring
22 DOCTOR
24 CHIEF
26 Resident of Green Gables
27 "Gasoline ——"
28 Twilled fabric
29 Word with scandal or iron
30 Marshal at Waterloo
31 Steve Ovett is one
32 Milieu for Drew
33 More agile
34 Eastern Europeans
35 Italian violinmaker
36 Concerning
37 Less impassioned
40 SAILOR
42 Calloway
45 Acknowledged
46 Furniture stuffing
47 Phone button
48 Shade of blue
49 Defamation
50 Shoot randomly
51 Spin
53 Cuttlefish ink
54 Thrice minus twice
55 Reputed to be
56 Without, in Würzburg
57 Photographic equipment
58 For each
59 One of an identical pair
63 Au —— (in the know)
64 Concurs
67 Bucolic
68 Graduates
69 Kind of tire
71 LAWYER
73 Snooze
76 Go over
77 Scottish hillside
78 Take care of
79 London gallery
80 Region south of the Sahara
81 "If seven ——..."
82 Hammett detective
84 Western lake
85 Leave out
86 Poet Teasdale
87 "I —— Freedom": Kravchenko
88 Useful metallic element
89 A period from late Apr. to late Oct.
90 THIEF
93 Carp
94 Whence sherry comes
96 Thin layer
97 Daisy Mae, to Li'l Abner
98 Van Gogh's "The Potato ——"
100 —— as a beet
101 Integuments
102 BEGGAR-MAN
105 Sudden
106 Sully
107 Cardamom, e.g.
108 Drink used in Vedic rituals
109 SOLDIER
111 DOCTOR
113 Königsberger —— (German meatball)
114 Hoisting machine
115 Kramden's mate
116 Sudra or Vaisya
117 Unsubstantial
118 Sioux
119 Style
120 At bay

DOWN

1 U.S. naval historian
2 "Goodnight, ——"
3 Actor Reginald ——
4 Measure of area
5 Shakespearean lord
6 Tarsi
7 Section of a cake
8 Unctuous
9 Old cloth measure
10 Brown girl
11 Ambiguous statement
12 Busy as ——
13 Atlas abbr.
14 Ravel
15 Hogback
16 Jacob's eighth son
17 Their, in Tours
19 Vendor
20 Slight breeze
21 Squirrel's tidbit
23 In the calaboose
25 Loom in the future
28 Arrangement of chips
31 Edible mushroom
32 Loose outer garment
33 Fish-line attachment
34 Flycatcher
35 Presently
36 Revere
37 Shropshire
38 Sheeplike
39 POOR MAN
40 Suppress
41 ESP pioneer
42 SAILOR
43 Peregrine
44 Aesop character
46 Moves swiftly
48 Long
50 Handled clumsily
51 "He who can call —— his own": Dryden
52 Submerge; engulf
53 Urban-renewal target
55 Stand one in good ——
57 Use a pestle
60 Angst
61 Inveigles
62 Go wrong
63 Genetic duplicate
65 Welcome
66 Scottish dance
68 Stage direction
69 Fix up the lawn
70 Profs' concoctions
71 Cassandra's father
72 Collect
74 Coral isle
75 Calvin of the P.G.A.
77 Magnate
79 Watered silk
81 One of three Dutch painters
82 He wrote "Muhammad Ali"
83 Sulk
84 "Sous les —— de Paris," René Clair film
86 Ancient capital of Laconia
87 Joy
88 Shore bird
91 Basic nature
92 Beat
93 —— Lorraine
94 Short and thick
95 Restoration recorder
97 Fine fellow
98 Mezzo-soprano in "Don Carlos"
99 Protection
100 —— acids
101 Plant pest
102 Hustlers after rustlers
103 Ham it up
104 Dwindled
105 Aleutian island
106 Short play
107 Finale in flight training
108 Betelgeuse, for one
110 Company, proverbially
111 Obstruct
112 Pretend

Answer to last week's puzzle on page B-3

Adobe Inn
(Bully III)
House of Prime Rib
English Pub & Restaurant

Luncheon Specials

— SERVED 11:30 a.m. - 3:00 p.m. DAILY —

Luncheon Charburger, 1/3 lb. 3.00
with Cheese ..... Add 25¢
Fish & Chips, half order (salad extra) 3.10
Crispy Fried Chicken, half order 3.10
All dark or all light, no mix
Teriyaki Chicken Breast 4.25
Above items served with choice English Style Fried Potatoes or Small Salad (both add 75¢)
Cup of Soup (sorry, no refills) and
Half Sandwich of the Day 3.15
Tomato Stuffed with Tuna or Chicken Salad 3.25
Assorted Cold Plate - Ham, Cheese
and other Selections of the Day 4.10

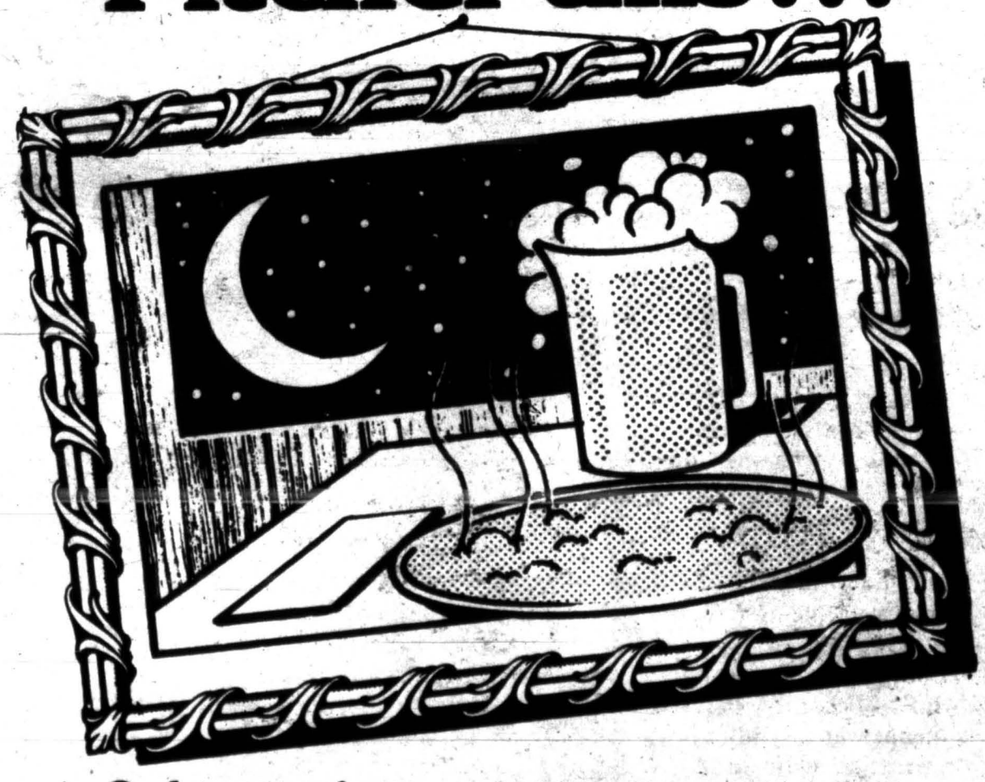
Sandwiches

Cold thin Sliced Prime Rib 3.40
Ham and Cheese 3.40
Tuna or Chicken Salad 3.10
Sliced Breast of Turkey 3.10
Grilled Sandwiches ..... Add 20¢
Sandwiches are served with Chef's daily choice of macaroni salad, potato salad or cole slaw and garnish

Our Regular Pub Menu Selection Served
11:30 a.m. — Midnight Everyday

8TH & DOLORES CARMEL 625-1750

Pitcher this...



Order our cheese pizza any night between 9 p.m. and closing...and get all this:

- 12" Cheese Pizza*
- Mixed Green Salad
- Plus a pitcher of Beer or Soft Drink

..for only $6.95

Giuseppi's PIZZA PLUS

541 Carmel Rancho Center
Carmel • 624-8000

* $1.00 for each additional topping

Film review:

An off-beat look at 'The Survivors'

By LISA JENSEN

***The Survivors.* With Robin Williams, Walter Matthau and Jerry Reed. Written by Michael Leeson. Directed by Michael Ritchie. A Columbia Pictures release. Rated R.**

MICHAEL RITCHIE'S best movies combine deft social satire with the witty deflation of some current pop-culture trend.

The Candidate focused on electronic media merchandising in American politics and the football yarn *Semi-Tough* included a wicked parody of self-help movements.

The Survivors begins with the issue of widespread unemployment, from which Ritchie and screenwriter Michael Leeson (veteran of TV's *Taxi* series) take off with a cogent, often very funny satire on the runaway machismo of the "survivalist" phenomenon, people who take to the hills and live off the land in armed camps, eagerly awaiting Armageddon.

Robin Williams stars as Donald Quinelle, a rising young New York corporate executive who's fired one morning by his boss' trained parros.

When he begs the motherly executive secretary for an explanation, she pulls a gun on him and orders him off the premises. That same day, suburban gas station owner Sonny Paluso (Walter Matthau) loses his 12-year-old business to a gas leak and a carelessly tossed cigarette.

Thwarted by technicalities in their attempts to collect unemployment benefits, Donald and Sonny meet in a diner moments before the place is held up by gunman Jack Locke (Jerry Reed), an out-of-work Mafia hit man trying to make ends meet between jobs.

In the ensuing fracas, Sonny gets a glimpse of Jack's briefly unmasked face and Donald, slightly wounded, becomes a minor local hero who goes on TV to speak out in favor of citizens' rights to defend themselves.

Donald's TV appearance announces his and Sonny's identities to Jack, who has bigger crimes than armed robbery to conceal in his past. Gentlemanly and apologetic, Jack shows up to silence Sonny for good, but bumbling Donald intervenes, almost by accident, and Jack is hauled off to jail.

Infatuated with his own heroism, Donald buys a small arsenal and goes off on a survivalist training course in upstate New York run by a lockjawed petty dictator named Wes (James Wainwright).

Meanwhile, Jack gets out on bail and comes looking for them. Sonny and his teenage daughter, Candice (Kristen Vigard) flee to Wes' mountain camp to warn Donald, only to find him up to his regulation para-military beret in absurd macho rhetoric, rarin' to go "mano y mano" with the professional killer.

The final confrontation involves klutzy Donald, spoiling for a fight, weary, pragmatic businessman Jack, who'd just as soon make a deal as take a life, grumbling Sonny, who just wants everyone to come out in one piece, and Wes' gung-ho camp followers who don't care who "wins" as long as there's plenty of bloodshed and action.

Things get off to a slow start and too much of the early comedy depends on the bewildered slow-burn reactions of Matthau and others to Williams' frenzied speed-rapping. But the film finds its comic footing as soon as the survivalists are introduced, beginning with a surreal all-night gun shop scene and Donald's schoolboy crush on his new semi-automatic assault rifle.

Ritchie and company shrewdly lambast the jingoistc, pseudo-tough "the future is anarchy!" survivalist mentality, from the weekend warriors' phoney macho posturing to Sonny's hilarious attempts to "de-program" Donald by making his beloved cold steel weapons literally too hot to handle.

Williams is engaging as the good-hearted lamb in wolf's fatigues, seizing lines like "the world out there is coming undone like a cheap suit!" with gleeful mock earnestness and ingenuously calling "time out!" in the middle of his shootout with the paid assassin. His uptempo whimsy is perfectly balanced by Matthau's beleaguered stoicism.

The veteran Matthau is a treat to watch, whether he's mugging deadpan through a montage of Sonny's fill-in odd jobs or taking the wind out of the survivalists' bloodthirsty sails with a Doug McArthur quote on peaceful soldiering, delivered so poignantly that even the sled dogs weep.

Reed, who's become an accomplished comic actor, competent menace and sympathetic, down-home geniality to Jack, commiserating with Sonny over the daily pressures of the workaday world.

And newcomer Vigard is fresh and funny as Matthau's perky daughter. These are individualized characters, not mere "types," and their unlikely camaraderie makes *The Survivors* another of Ritchie's entertaining ventures into offbeat contemporary Americana.

What's playing at the movies

Class: What more could a young man ask for: a senior year scholarship to a prestigious prep school, a rich lothario roomie and a first affair with a beautiful, wealthy, fun-loving older woman — just old enough, say, to be his roommate's mother. Rob Lowe, newcomer Andrew McCarthy and sensual Jacqueline Bissett gives the audience the answer. Rated R. *At the Golden Bough Theatre.*

Flashdance: Alex Owens, a beautiful and talented dancer, supports her creative endeavors by working as a welder by day and a dancer by night, played by Jennifer Beals. She struggles to gain independence while dreaing of becoming a professional dancer. Rated R. *At the Hill Theatre.*

48 Hours: An action-packed and often funny thriller set in San Francisco, with Nick Nolte as a grubby cop who borrows a San Quentin convict for 48 hours to track down two cop-killers. Rated R. *At the Hill Theatre.*

Jaws 3-D: Terror blasts out of the screen and into your lap in this updated, aquatic version of *Guess Who's Coming to Dinner?* with Bess Armstrong, Dennis Quaid and Louis Gossett, Jr., who find themselves entangled with a very unwanted guest, the Great White. This new version features some hair-raising scenes from the shark's perspective, including peeping tomery, party crashing and hide and seek. Rated PG. *At the Dream Theater.*

Mr. Mom: When rising young executive Jack Butler is handed his pink slip at the office, it's a pass into a strange new world. He swaps his briefcase for his wife Caroline's apron so that she can bring home the bacon while he is introduced to the joys of motherhood. With Michael Keaton and Teri Garr. Rated PG. *At the Valley Cinema.*

Octopussy: This is the 13th screen adventure of Ian Fleming's suave Agent 007 with Roger Moore who stars as Bond for the sixth time. The story takes Bond to a magically beautiful site in Udaipur, India in search of an international jewelry smuggling ring that has murdered British Agent 009. There he meets an exotic, stately woman named Octopussy, played by Maud Adams. Nearby is an exiled Afghan prince named Kamal Khan, played with oily grandeur by Louis Jourdan. The plot continues with non-stop action and intrigue. Rated R. *At the Carmel Village Theatre.*

Reds: A tour de force on every level, a funny, passionate, poignant tragic epic with a human face, directed by Warren Beatty, who stars as the brilliant radical journalist John Reed. It is a story of the tempestuous but enduring love between Reed and Louise Bryant (Diane Keaton) an early feminist and writer, set against the background of the Russian Revolution, which both Bryant and Reed witnessed and reported to the West. Rated PG. *At the State Three Cinemas.*

Return of the Jedi: The new film which continues George Lucas' epic adventure which began with *Star Wars* and *The Empire Strikes Back*, is packed with action and surprises which answer all of the saga's previously unresolved questions. It concludes the middle third of the nine-part series which Lucas has conceived as three trilogies. Mark Hamill returns as Luke Skywalker, Harrison Ford as Han Solo and Carrie Fisher as Princess Leia Organa. Billy Dee Williams is Lando Calrissian and Anthony Daniels returns as See-Threepio. Rated PG. *At Cinema 70.*

Rocky Horror Picture Show: The cult classic where two teenagers, Brad and Janet, meet Dr. Frankenfurter, a Transylvanian transvestite. Rated R. *At the Dream Theater.*

Snow White and the Seven Dwarfs: The sixth reissue of Walt Disney's classic film originally made in 1937. Rated G. *At the Center Cinema.*

Staying Alive: John Travolta stars in this film directed by Sylvester Stallone. Tony Manero crossed the Brooklyn Bridge in search of something greater in the film *Saturday Night Fever* and picks up his chance to star in a Broadway show in this sequel, with girls to add complications, naturally. Rated PG. *At the State Three Cinemas.*

Superman III: Christopher Reeve returns as the flying wonder to do battle with Richard Pryor. With Annette O'Toole as the new love interest. Rated PG. *At the Regency Theatre.*

The Survivors: Walter Matthau and Robin Williams star in this comedy about two victims of unemployment who become unwittingly involved with a down-on-his-luck hit man played by Jerry Reed. Rated R. *At the Regency Theatre.*

Trading Places: A satire on the art of American avarice, Dan Aykroyd and Eddie Murphy play two men whose paths were never meant to cross. Aykroyd is wealthy, then out on the streets and Murphy is a born hustler, a born loser and within the plot, a suddenly rich hustler. With Ralph Bellamy and Don Ameche as the conniving Duke brothers. Rated R. *At the Center Cinemas.*

WarGames: David Lightman, played by Matthew Broderick, has only one interest in life — the world he escapes to through his home computer. By dialing the telephone and inserting a program into his machine, he "hitchhikes" through his universe, travelling on vast communications networks and "talking" to people like himself. Along the way, he also taps into huge computer banks and changes data. One day he unwittingly crossed paths with the biggest games program in the world — the Defense Department's wargames computer, Joshua. Rated PG. *At the State Three Cinemas.*

MONTEREY'S OLD NAME

Juan Cabrillo, a Portuguese navigator in the service of Spain, named the Bay of Monterey *Bahia de los Pinos* because of the dense forest of pine trees that covered the surrounding hills.

Terror of Jaws

***JAWS 3-D,* now showing at the Dream Theater, 301 Prescott Ave., Monterey, features Dennis Quaid, Bess Armstrong, Lisa Maurer and Louis Gossett, Jr. In this scene they portray Sea World personnel whose park is invaded by a Great White shark.**

Film Society presents intrigue

The Monterey Peninsula Film Society will present *Lord of the Flies* at 8:15 p.m. Thursday, July 21.

At 8:15 p.m. Friday, July 22 and Saturday, July 23, the society will present *Chan Is Missing*. On Wednesday, July 27, *Slow Attack,* in German with English subtitles, will begin at 8:15 p.m. All the movies will be shown in the Morse Auditorium of the Monterey Institute of International Studies, 440 Van Buren St., Monterey.

Lord of the Flies based on the novel by William Golding about school children stranded on an island who abandon their veneer of civilized behavior as they struggle to survive.

Chan Is Missing is one of the biggest sleeper hits of all time. Set in San Francisco's Chinatown, the story concerns a middle-aged Chinese-American cabbie and his wisecracking young nephew who must search for a missing friend, Chan, who has disappeared with $4,000 of their savings.

Slow Attack, is a modern film noir, in the neonized atmosphere of *Taxi Driver*. It is the story of an ex-con who becomes embroiled in a wild plot to kidnap a millionaire and hold him prisoner in the catacombs of the subway system.

Tickets are $3.50 general admission, $2.75 for students, seniors and military and $2 for Film Society members and are available at the door.

Mission Coast Bike Trek

The American Lung Association of Monterey, Santa Cruz and San Luis Obispo Counties will conduct their second annual Mission Coast Bike Trek Sept. 10 through Sept. 16.

A special orientations session is offered at 7:30 p.m. Wednesday, July 27 at 140 Central Ave., Salinas, which will include information on bicycle training, fund raising and a slide show about trekking. For more information, phone the Lung Association at 757-5864.

Answer to last week's puzzle

C	R	I	B		S	C	R	A	P		A	S	O	N	E		S	H	A	M
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P	R	E	Y		G	A	W	K	Y		M	I	T	T	S		D	I	E	T

The Pine Cone is your hometown newspaper!

PEBBLE STUDER'S
SUNDAY
GERALD B. CEDERWALL'S
LATITUDE 36
624-8286
BRUNCH
Carmel Rancho Shopping Center at the Mouth of Carmel Valley
From 10:30 a.m.

THE WESTERN STAGE
ROMEO & JULIET
•
THE IMPORTANCE OF BEING ERNEST
•
THE TIME OF YOUR LIFE
•
AS YOU LIKE IT
•
375-2111

The Most Spectacular White Water View in California
•
Lunch & Dinner Daily
Rocky Point
Hwy. 1—12 miles South of Carmel, 624-2933

Monterey's Only Movie Palace • Now 2 Screens
301 PRESCOTT AT LIGHTHOUSE 372-1331
The DREAM Theater
3 TYPES OF SEATING ALL CARPETED NO STICKY FLOORS
★ MATINEES WED. FRI. SAT. SUN ★
ALL NEW JAWS 3-D PG
The Grey Fox PG
United Artists Classics
Every Fri. & Sat. Late Shows THE ROCKY HORROR PICTURE SHOW
SEE 3-D AT ITS BEST!
CALL FOR SHOWTIMES ALL SHOWS SEPARATE ADMISSION

Calendar

Thursday/21

The Carmel Bach Festival: continues with a recital at 10:30 a.m., *The Art of the Fugue* in the Sunset Center theater, Carmel. Tickets are $8 each. At 3 p.m. a free symposium on Mozart's *Cosi fan tutte* will be presented in the Carpenter Room of Sunset Center and the concert will begin at 8 p.m. in the Sunset Center theater. Details: 624-1521.

Wharf Theater: presents the Lerner and Loewe classic musical *My Fair Lady* at 8:30 p.m. at Old Fisherman's Wharf in Monterey. Tickets are $6 and $8. For reservations, phone 372-2882.

Studio Theatre Restaurant: presents the Agatha Christie mystery drama *Ten Little Indians* with dinner served at 7 p.m. and curtain at 8:30 p.m. Dinner and show is $22.50, or $10 for the show only. Reservations: 624-1661.

Monterey Peninsula Film Society: presents *Lord of the Flies* at 8:15 p.m. in the Morse Auditorium of the Monterey Institute of International Studies, 425 Van Buren St., Monterey. Tickets are $3.50 general admission, $2.75 for students, seniors and military and $2 for Film Society members.

Farmers Market: from 2:30 p.m. until dusk in the upper parking lot near the Armory on the campus at Monterey Peninsula College, 980 Fremont St., Monterey.

Healing workshop: with the use of crystals, color and sound from 7:30 p.m. to 10:30 p.m. at 432 Clay St., Monterey. Registration fee is $65. The workshop will continue Saturday and Sunday. Details: 375-2235.

The Outdoor Forest Theater: presents *The Lion in Winter* at 8:30 p.m. at the open-air theater located on the corner of Mountain View and Santa Rita in Carmel. General admission is $4 and $3 for seniors and full-time students. Guests are advised to dress warmly.

Bereaved Support Group: Meets bi-weekly, Thursdays from 3:30 p.m. to 5 p.m. at 700 Martin St., Monterey, sponsored by Hospice of the Monterey Peninsula. Details: 625-0666.

Friday/22

Carmel Bach Festival: continues with a recital at 11 a.m. in Parish Hall, All Saints' Episcopal Church, located on Dolores Street and Ninth Avenue in Carmel. At 3 p.m. a free lecture on The Passion According to St. John will be conducted in the Carpenter Room of the Sunset Center in Carmel and at 8 p.m. the concert will begin in the Sunset Center theater. Details: 624-1521.

Studio Theatre Restaurant: presents *Ten Little Indians* with dinner at 7 p.m. and curtain at 8:30 p.m. at the Studio Theatre, located on Dolores at Ocean Avenue in Carmel. Tickets are $22.50 for dinner and show and $10 for show only. Reservations: 624-1661.

Free summer storytimes: for children four to eight years old at 10 a.m. at the Harrison Memorial Library located on Ocean Avenue at Lincoln in Carmel. Details: 624-4629.

Joe Sharino: will perform each Friday night throughout the summer in the Cocoanut Grove Sun Room, 400 Beach St., Santa Cruz, from 9:30 p.m. to 1:30 a.m. Tickets are $4 and are available at the door. Details: 423-2053. Guests must be 21 years or age or older.

Workshop: New Approaches to Male Violence is the title of the Salinas Adult School sponsored workshop from 8:30 a.m. to 3:30 p.m. at the Salinas Community Center, 940 N. Main St., Salinas. Details: 758-9861.

Wharf Theater: presents the Lerner and Loewe classic musical, *My Fair Lady* at 8:30 p.m. on Old Fisherman's Wharf in Monterey. Tickets are $6 and $8. For reservations, phone 372-2882.

The Outdoor Forest Theater: presents *The Lion in Winter* at 8:30 p.m. at the open-air theater on the corner of Mountain View and Santa Rita in Carmel. General admission is $4 and $3 for seniors and fulltime students. Guests are advised to dress warmly.

GroveMont Community Theatre: presents *Of Mice and Men* by John Steinbeck at 8 p.m. at the Pacific Grove Middle School auditorium, 835 Forest Ave., Pacific Grove. Tickets are $5 general admission, $3 for students, seniors and military. Reservations: 649-6852.

Troupers of the Gold Coast: presents *Tatters, the Pet of Squatters Gulch,* at 8:30 p.m. at California's First Theater, Scott and Pacific Streets, Monterey. Tickets: $4 adults, $3 for children under 18, $2 for children under 12. Reservations: 375-4916.

Monterey Peninsula Film Society: presents *Chan Is Missing,* at 8:15 p.m., in the Morse Auditorium of the Monterey Institute of International Studies, 425 Van Buren St., Monterey. Tickets are $3.50 general admission, $2.75 students, seniors and military and $2 for Film Society members.

The Brel You Say: a musical concept which presents the songs of Jacques Brel, will be performed by James Nesbit Clark at the Pacific Grove Art Center, 568 Lighthouse Ave., Pacific Grove. Tickets are $5 general admission, and $3 for students, seniors and military. Reservations: 375-2208.

Feast of Lanterns: men's fast pitch softball tournament at Municipal Ballpark, 17 Mile Drive and Short Street, Pacific Grove.

Saturday/23

The Wells Fargo Stage Coach: will give rides from 12 noon to 4 p.m. free of charge at The Crossroads Shopping Center, located on Rio Road off Highway 1 in Carmel.

The Wharf Theater: presents the Lerner and Loewe classic musical *My Fair Lady* at 8:30 p.m. on Old Fisherman's Wharf in Monterey. Tickets are $6 and $8. For reservations, phone 372-2882.

The Outdoor Forest Theater: presents *The Lion in Winter* at 8:30 p.m. in the open-air theater on the corner of Mountain View and Santa Rita in Carmel. Admission is $4 general, $3 seniors and fulltime students. Guests are advised to dress warmly.

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Carmel Bach Festival: continues with a recital at 11 a.m. by pianist Gerhard Puchelt in the Sunset Center theater in Carmel. Tickets are $4 each. At 3 p.m. the concert, *Cosi fan tutte* by Mozart will begin in the Sunset Center theater. Details: 624-1521.

Rummage sale: from 9 a.m. to 2 p.m. at the Monterey Elks Lodge parking lot, 150 Mar Vista Dr., Monterey. Proceeds from the sale will benefit CHEER, Community Hospital Employees Energetic Resources for Kids, a child care center open to the public for children ages three months to 12 years. Details: 646-9001.

The Brel You Say: a musical concept which presents the songs of Jacques Brel, will be performed by James Nesbit Clark at 8 p.m. at the Pacific Grove Art Center, 568 Lighthouse Ave., Pacific Grove. Tickets are $5 general admission, $3 for students, seniors and military. For reservations, phone 375-2208.

Scottish Highland Games: will present a music program at 11 a.m. at Portola Plaza, Alvarado St., Monterey featuring First Salinas Valley Highlanders Pipe Band and Highland dancers.

Greek dance party: from 7 p.m. to 12 midnight at Boy Scout Hall, located between Mission Street and Eighth Avenue in Carmel. Admission is $7 and includes wine and hors d'oeuvres.

Used book sale: from 9:30 a.m. to 4 p.m. at the Carmel Valley Library, 65 W. Carmel Valley Rd., Carmel Valley. Details: 659-2377.

Sunday/24

Free Sunday Afternoon Concert Series: begins at 2 p.m. with *Troika Balalaikas* with Russian folk melodies and rhythms, at the outdoor Forest Theater, located on Mountain View and Santa Rita in Carmel. Bring a picnic lunch.

Carmel Bach Festival: continues with *The Passion According to St. John* by J.S. Bach at 2 p.m. in the Sunset Center theater, Carmel. For ticket information, phone 624-1521.

Monterey National Horse Show: with daily shows at 8 a.m., 1 p.m. and 7 p.m. at the Monterey County Fairgrounds, Monterey. Details: 372-5863.

San Francisco tour: sponsored by Pacific Grove Art Center and Bob McGinnis Travel, to view the exhibition of 20th Century Master Paintings. Bus departs at 8:30 a.m. at the Art Center, 568 Lighthouse Ave., Pacific Grove. Cost is $19. Reservations: 624-2724.

Story time for children: at 10 a.m. at the Bookworks, 667 Lighthouse Ave., Pacific Grove, across from the post office. Boys and girls ages four to seven are invited to hear stories and sing songs free of charge.

Wharf Theater: presents the Lerner and Loewe classic musical *My Fair Lady* at 8 p.m. on Old Fisherman's Wharf, Monterey. Tickets are $6 and $8. For reservations, phone 372-2882.

GroveMont Community Theatre: presents John Steinbeck's *Of Mice and Men* at 2 p.m. in the auditorium of the Pacific Grove Middle School, 835 Forest Ave., Pacific Grove. Tickets are $5 general admission, $3 for seniors, students and military. Reservations: 649-6852.

Meditation: Erica Huggins will speak on *Freedom On the Inside* at 7:30 p.m. at 4155 Canada Court, Carmel Views, Carmel. All programs include chanting, meditation, instruction and practice and are free and open to the public. Details: 624-3211.

Monterey National Horse Show: continues with daily shows at 8 a.m., 1 p.m. and 7 p.m. at the Monterey County Fairgrounds in Monterey.

Whether you choose our Lobster Pot Dinner, Rack of Lamb Dijon, Roast Duckling, Prime Rib, Paella or one of our daily fresh seafood specials, you're sure to enjoy deliciously different dining with an air of casual elegance.

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Monday/25

Carmel Bach Festival: continues with a lecture at 3 p.m. in the Carpenter Room of the Sunset Center, Carmel by Dr. Bruce Lamott on J.S. Bach and his music. The concert begins at 8 p.m. in the Sunset Center theater, Carmel.

Free seminar: on balancing your checkbook taught by Carol Donald and Cecilia Rogers at 1:30 p.m. at the Carmel Foundation, located on Lincoln at Eighth Avenue in Carmel, is sponsored by the Community Legal Education Program of the Monterey College of Law.

Nutrition seminar: scheduled from 7 p.m. to 9 p.m. in the community room of the Crossroads Shopping Center, located at Rio Road off Highway 1 in Carmel. Total parenteral nutrition is the topic. Continuing education credits are available to nurses. Fees range from $5 to $7.50 per CE credit. Details: 754-1705.

Summer reading program: at Harrison Memorial Library, located on Ocean Avenue at Lincoln in Carmel. The program will continue through July 30th. Details: 624-4629.

Free advice: on "Medi-Gap" insurance, or medical insurance to supplement Medicare, is available from 10 a.m. to 12 noon through the Senior Legal Project, the senior unit of Legal Aid Society. Ed Blackwell is available for appointments at the office of the Senior Legal Project, 1011 Cass St., Monterey. For an appointment, phone 373-3651.

Monterey National Horse Show: continues at the Monterey County Fairgrounds in Monterey with shows at 8 a.m., 1 p.m. and 7 p.m. Details: 372-5863.

Feast of Lanterns: Table Tennis Tournament from 9 a.m. to 5 p.m. at the Pacific Grove Recreation Club, 585 Laurel Ave., Pacific Grove, free and open to children under the age of 17. Details: 372-2809.

Tuesday/26

Carmel Bach Festival: continues with a recital at 11 a.m. in the Parish Hall, All Saints' Episcopal Church, Lincoln Street at Ninth Avenue, Carmel. At 2 p.m. music for young listeners will be presented in the Sunset theater with Carole Klein and Igor Kipnis, harpsichord. Cost is 50 cents per child. Ken Ahrens, organist, will present a recital at 3 p.m. at Bethlehem Lutheran Church, 800 Cass St., Monterey. Tickets are $4 for each recital. The concert begins at 8 p.m. in the Sunset Center theater, Carmel.

Tuesday Club: meets from 12 noon to 2 p.m. in the private dining room of the Thunderbird Bookshop, located in the Barnyard, Carmel. The meetings are free and open to the public.

Fun with photography: the basics and beyond, at 7:30 p.m. at the Pacific Grove Art Center, 568 Lighthouse Ave., Pacific Grove. The six-week class is designed for beginners and will explore the basics of camera handling, mechanics of exposure, composition, lighting, night photography and more. Students must have an adjustable 35mm camera. Fee is $50. For more information or registration, phone 375-2208.

Children's acting workshop: a six-week workshop that will meet on Tuesdays and Thursdays for students in the second through sixth grades at Cherry Hall, Carl Cherry Foundation, located on the corner of Guadalupe and Fourth in Carmel. Second through fourth graders meet at 9:30 a.m., fifth and sixth graders meet at 12:30 p.m.

Feast of Lanterns: Hot Shot Basketball Contest from 10 a.m. to 2 p.m. at the High School gymnasium, 615 Sunset Dr., Pacific Grove, free and open to children under 19 years of age. Details: 372-2809. Also Seniors tennis tournament at Pacific Grove Community Center, 515 Junipero Ave., Pacific Grove. Details: 372-5650.

Wednesday/27

Carmel Bach Festival: continues with a recital at 11 a.m. at the Parish Hall, All Saints' Episcopal Church, Lincoln Street at Ninth Avenue, Carmel. A free lecture begins at 3 p.m. in the Carpenter Room of the Sunset Center with Dr. Clifford Cranna on music from the cathedrals of Spain. The Founders' Memorial concert will begin at 9 p.m. at the Carmel Mission Basilica.

Film Society movie: *Slow Attack* in German with English subtitles, at 8:15 p.m. in the Morse Auditorium of the Monterey Institute of International Studies, 425 Van Buren St., Monterey.

Tickets are $3.50 general, $2.75 students and military and $2 for Monterey Peninsula Film Society members.

Spring storytimes: for three to five year olds through June 1 at the Monterey Public Library, 625 Pacific St., Monterey. Morning session is from 10:30 a.m. to 11:15 p.m. and afternoon session from 2:30 p.m. to 3:15 p.m. Stories, fingerplays, songs and games. Details: 646-3930.

Bereaved Parents Support Group: Sponsored by the Hospice of the Monterey Peninsula, meets every Wednesday at 7:30 p.m. at the Department of Health, county office, 1200 Aguajito Rd., Monterey. The meetings are designed to help bereaved parents cope with emotional stress following the death of a son or daughter. The meetings are free and open to the public. Details: 625-0666.

Free typing class: offered by the Monterey Adult School, on Mondays and Wednesdays, open to beginners and review students, from 7 p.m. to 10 p.m. in room B26 at Seaside High School, located on Noche Buena Street in Seaside.

Carmel Foundation program: at 2:30 p.m., followed by tea in Diment Hall, located on Eighth Avenue and Lincoln Street, Carmel, presents "Travelogue of Travel Tips" with Jean Nieman of Carmel, professional world traveler. Details: 624-1588

Monterey Shakespeare Festival: opens with *A Midsummer Night's Dream* at 8 p.m. in the theater at Monterey Peninsula College, 980 Fremont St., Monterey. Tickets are $6 general admission, $4.50 students, military and seniors and $3 for children. There will also be a reception following the play at Kelley Gallery, 251 Alvarado St., Doubletree Plaza, Monterey. Tickets are $5 each and available through the MPC box office at 646-4213.

Feast of Lanterns: Fun swim meet at the High School pool, 615 Sunset Dr., Pacific Grove, free, informal and open to all students under the age of 16. At 1:30 p.m. a fashion show at Holman's, 542 Lighthouse Ave., Pacific Grove. At 2:30 p.m. opening ceremonies and cake cutting in Holman's, free. At 8 p.m. benefit performance of *Tatters, the Pet of Squatter's Gulch*. All tickets $4. Reservations: 375-4916.

Monterey Peninsula Users' Group: a meeting of IBM personal computer users, from 7 p.m. to 9 p.m. at Nakamura Hall, Defense Language Institute, Presidio of Monterey, Monterey. The meeting is free and open to the public.

Horse show at fairgrounds

TOP JUMPERS will compete in the Monterey National Horse Show from Sunday, July 24 through Sunday, July 31 at the Monterey County Fairgrounds in Monterey. Daily shows are scheduled at 8 a.m., 1 p.m. and 7 p.m. All morning shows and Monday through Thursday afternoon shows are free. Tickets are $3 for adults, $1 for children and $4 for individual box seats for all other events. A $15 season pass is also available and good for all shows during the eight-day contest. Tickets may be obtained at the Fairgrounds office, located at Fairgrounds and Garden Road, Monterey.

Nutrition to be discussed

Total parenteral nutrition will be the topic of a seminar from 7 p.m. to 9 p.m. Monday, July 25 in the community room of the Crossroads Shopping Center, located on Rio Road off Highway 1 in Carmel.

The lecture will cover composition and use of TPN which is used for a variety of illnesses. Parenteral nutrition is introduced to the body by some means other than the digestive system, as by injection.

Central line care and complications will also be discussed. Continuing education credits are available to nurses. Fees range from $5 to $7.50 per CE credit. For more information, phone MacGregor Eddy, R.N., at 754-1705.

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Stagecoach trundles to Crossroads

THE HISTORIC Wells Fargo stagecoach will give rides to the public from 12 noon to 4 p.m. Saturday, July 23, at The Crossroads Shopping Center.

The Crossroads Shopping Center will feature the Wells Fargo Statecoach with free rides from 12 noon to 4 p.m. Saturday, July 23 at The Crossroads, located on Rio Road off Highway 1 in Carmel. Congressman Leon Panetta will cut the ribbon at 12 noon and take the first ride.

Virginia Fellingham, the only known woman stagecoach driver in the country, will drive the coach and its team of horses. She spends nearly every weekend transporting a coach an 1 horses to their next "stage stop" in her 55-foot van, which has room for seven horses, an endless array of harnesses, saddles and other equipment.

Mrs. Fellingham and her family have been handling the coach since 1958 when she and her late husband, "Sport " Fellingham, hitched a team to a mud wagon and drove it to the opening of Wells Fargo's Hayward branch.

Operating from a cattle ranch in Northern California, Mrs. Fellingham, her son Paul, daughter Patsy, Patsy's husband Dwight, their son Sage and a "team" of volunteer helpers and friends keep a show on the road which is a unique blend of the Old West and the 20th Century.

After the van has dropped off the three "Lambert" coaches, reproductions of the antique "Ben Holladay," the family will split up to take care of the coach driving on weekends when two or three events take place.

In 1917 Mary Pickford rode the coach in a movie and Joel McCrea and Frances Dee starred in the 1937 film "Wells Fargo — a Thundering Romance of the Winning of the West!"

In its heyday, Wells Fargo boasted a line of 1,500 horses and 150 Concord coaches. The Concord coaches were crafted of American linden, elm and white oak and ash and were built to be a match for some of the wildest of the wild trails of the Old West.

The National Bank of Carmel
Second Quarter 1983

ASSETS

Cash and Due from Depository Institutions		$2,549,000
U.S. Treasury Securities		4,495,000
Obligations of other U.S. Government Agencies and Corporations		5,152,000
Obligations of States and political subdivisions in the United States		6,043,000
All Other Securities		99,000
Loans, Total (excluding unearned income)	$23,129,000	
Less: Allowance for possible loan losses	(130,000)	
Net Loans		22,199,000
Bank premises, furniture and fixtures, and other assets representing bank premises		1,390,000
All other assets		2,440,000
TOTAL ASSETS		$44,367,000

MEMORANDA

Time certificates of deposit in denominations of $100,000 or more	$17,020,000
Average for 30 calendar days (or calendar month ending with report date: Total Deposits	$32,688,000

LIABILITIES

Demand Deposits of Individuals, Partnerships and Corporations		$17,094,000
Time and Savings Deposits of Individuals, Partnerships and Corporations		15,215,000
Deposits of United States Government		12,000
Deposits of States and political subdivisions in the U.S.		5,140,000
Certified and officers' checks		689,000
Total demand Deposits	$18,023,000	
Total time and savings deposits	20,127,000	
Total Deposits		38,150,000
Fed Funds purchased and Securities sold under Agreements to repurchase		2,000,000
All other Liabilities		224,000
TOTAL LIABILITIES (excluding subordinated notes and debentures)		$40,374,000

CAPITAL

Common Stock 257,000 shares authorized 164,479 shares outstanding ($10 per value, $20 sale price)	$1,645,000
Surplus	1,645,000
Undivided Profits	703,000
TOTAL EQUITY CAPITAL	$3,993,000
TOTAL LIABILITIES AND EQUITY CAPITAL	$44,367,000

1983 Year To Date Earnings Per Share $1.65

We, the undersigned directors, attest the correctness of this statement of resources and liabilities. We declare that it has been examined by us, and to the best of our knowledge and belief is true and correct.

George R. Welker, Chairman of the Board
Donald R. Nelson, President
R. Alan Williams, Vice-Chairman of the Board.
Robert L. Boynton, Executive Vice-President

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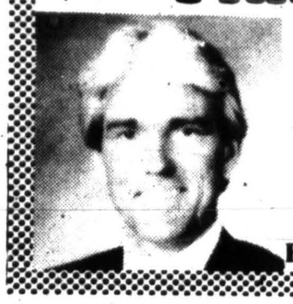
Financial Page

Financial bits and pieces



Professional management: commodity futures

By JOHN BURROUGHS AND RICH COSTA
Burroughs, Costa & Associates

This week's article will cover an area which most people would not recognize as part of a well-balanced investment portfolio. In the early 1970s, a friend of ours invested $5,000 in a market which, within two years, had returned to him profits in excess of $2 million. He accomplished this by pyramiding his position in the world sugar market. He started by buying one contract and every time he had a paper profit, he used it to purchase additional contracts.

For many this story clearly illustrates the nature of the commodity futures markets — high profits and high risks — a place where "fools rush in where angels fear to tread." Most financial planners, brokers, and consultants have tended to shun commodities and recommend them, at best, only to clients with a gambling mentality.

It is our contention that all investments should be analyzed to see if they fit into a client's portfolio. The main reason we suggest commodity trading to financially and emotionally qualified clients is because we know of no other investment which better protects a portfolio in both inflationary and deflationary economies.

A good rule of thumb for investors is to place only 5 to 15 percent of their investment net worth into this area of investment.

Commodity futures trading is perhaps the last frontier for high leveraged investing, i.e. — with a small amount of capital very large rewards can potentially be yours. However, leverage is a two-edged sword: you can lose as much as you gain. In fact a study has shown that less than 5 percent of the futures traders actually make money.

If 95 percent of the traders are unsuccessful, why do they bother with this investment? The answer is that commodity trading after consideration for commissions which can be quite high is an "even-sums game," i.e. for every profit gained by one trader an equal amount is lost by others. The capital of 95 percent of the traders get redistributed to the traders in the 5 percent club.

The 5 percent that gain are either very lucky or very skillfull — or a combination of both. Membership in the 5 percent club is quite exclusive. Perhaps a closer observation of why so few people make money in commodity futures is now appropriate.

Let's consider why the losers lose, and then we will conclude with a potential solution to the problems. There are three major reasons why losers lose:

1.) Under-capitalization; i.e., not enough working capital to sustain an account in case of several losses in a row.

2.) Under-diversification; i.e. — having all your eggs in one basket is not sound planning in any type of investment.

3.) Over-emotionalism or the inertia of holding on too long to a losing position, and being overly anxious to take a profit too soon.

If one is not prepared to take the time to develop a concept of effective money management perhaps he should use a professional commodity trading advisor. We contacted one such professional to get his views on the overall commodity market. He is Ronald Dumas, president and founder of Commodity Research Institute (CRI) in Santa Clara.

CRI has been in business since 1971 and was the first corporation to be licensed as a commodity investment advisor in the state of California. It is one of the oldest and largest commodity advisory firms in the country with more than $10 million under management.

We asked Ron to give us a review of the past year, and his projection for the remainder of 1983 and 1984. He stated that in his personal 15 years of trading experience he had never seen such poorly trending markets as we witnessed in 1982 and the first six months of 1983.

CRI uses a computer trading model to enter and exit the markets. Most managed accounts use trend-following trading systems. For them to be successful requires markets to have a sustained price movement either up or down. Ron said commodity trend followers have been buffeted within the past several months by markets which have been swinging rather randomly — with few prolonged trends.

Account equities have suffered. Historically, this non-trending phase of the market has corrected itself. In 1972, the markets were very passive, and in 1973-1974 we witnessed a very dynamic movement in several commodities.

Ron also says that we have 50 percent more markets to work with today than we had 12 years ago when CRI started to manage money. The recent introduction of stock market index futures and interest rate futures should enhance the diversification of a professionally-managed portfolio.

He believes that by the end of 1983 trends should return to the market, and 1984 may be one of the most dynamic markets in the past decade. He felt raw material commodities such as copper, which has been quiet for the past two years, would respond quite favorably to a healthy economic recovery. He expects inflation to be kept under control; thus, he was not excited about any major price movement in gold or other precious metals.

Commodity futures trading is not an investment suitable for all investors. For those financially and emotionally qualified it offers one more area to further diversify one's investment portfolio. If one does not have the time to devote to this market, a professional manager may be the answer to joining the 5 percent club.

Richard Costa, CPA and John Burroughs, CPA are principal partners of Burroughs, Costa and Associates, 820 Bay Avenue, Suite 107, Capitola, California, a personal advisory firm and registered representatives of Private Ledger Financial Services, Inc., a registered broker dealer, member SIPC.

U.S. buyers awaken with an eye for bargains

By WINSTON WILLIAMS
N.Y. Times News Service

All over Chicago — and its surrounding industrial and agricultural heartland — and throughout most of the nation consumers are now emerging from their long hibernation, more excited and animated than they have been in many a year.

Wiser and more sophisticated after months of economic turbulence, shoppers — liberated by higher consumer incomes and lowered interest rates — prospect for bargains as never before. Pent-up consumer demand finally has burst loose and overcome the depressing effects of double-digit unemployment.

"The optimism is widespread among all groups," said Richard Curtin, director of the University of Michigan consumer survey, who said consumer spirits are more bouyant today than they have been for a quarter century. "This isn't just what they see on television and read in the papers. They actually see friends and neighbors going back to work."

The result is a recovery coming on far stronger, and apparently with more durability, than the administration or almost anyone else expected just a few months ago. Even the skeptics, who fear the recovery is merely a short-lived bubble in the midst of a long-term economic decline, expect the bubble to grow for a few more months at least before it bursts and recession returns.

Optimism has been generated about the revived consumer by the third installment of President Reagan's tax cuts that took effect last Friday. It will pump $30 billion more into consumers' pockets and their spirits and largely offset the negative impact of the rise in state and local taxes and of still-high interest rates, which helped abort the last, short-lived recovery in 1981.

For now, the economic signs could hardly be more positive. Since the recession bottomed out in December, non-farm payrolls have grown by 800,000. Personal income picked up sharply in April and accelerated again in May, a growth of 1.2 percent — the biggest monthly gain in nearly two years. And consumers added to their debt at nearly an 8 percent annual rate in April.

For retail sales, this has meant three straight months of solid gains. Amusement parks and airports are packed. Department stores in declining retail areas have bounced back to life. The unsold inventory of new houses that hung over Chicago's housing market has been snapped up.

Auto sales, especially for the big cars, have jumped ahead of last year and the crowds surge into the showroom again at Al Johnson's Cadillac in Chicago's Tinley Park.

Analysts at the University of Michigan say this could add up to a vigorous, better-than-average recovery. The university's index of consumer sentiment (set at 1966-100), has risen from 70.4 in January to 93.5 in June — the largest advance in 25 years, Curtin said.

However, Geoffrey Moore, one of the nation's leading business cycle analysts, thinks the recovery is more likely to be average than extraordinary, with real gross national product expansion of 6 percent this year. Moore, who is director of the Center for the Study of the International Business Cycle at Columbia Univesity, said retail sales now run about 4 percent above the peak they reached before the last recession set in and somewhat below the 7 percent rebound averaged at a comparable point in the other post-war recoveries.

Sales forces all over the country say consumers seem to have embarked on a massive bargain-hunting binge.

But he does not see this lower rebound as weak or worrisome. Retail sales, he says, fell more sharply during the past recession than the average for earlier slowdowns. Thus, it will take longer for the recovery to drive sales back up.

The economist also rules out the possibility of a weaker-than-average recovery. According to his study of cycles, evidence of weakness would have to show up soon for that to be the case. But, given the flurry of good news about the economy, he said, "I don't expect to see that evidence."

Many business leaders agree that the recovery is behaving in a normal, classic fashion, with housing and inventory rebuilding moving up first, followed by increased sales of cars and other durables, then non-durables, discretionary goods and, if the rebound continues, a recovery of business investment outlays.

Some businessmen credit the second installment of the Reagan tax cuts in June of 1982 with giving the consumer the extra kick that shows up now in retail sales. Albert W. Johnson Jr., who with his father runs Al Johnson Cadillac in Chicago, said his business stopped its decline after high-income professionals started to carry home bigger paychecks last July. "What we're seeing now is all trickle-down," he contended.

Whatever the source of today's strengthened sales, healthy consumer spending is likely to continue as long as buyers think there are good bargains in the stores and showrooms. Sales forces all over the couintry say consumers seem to have embarked on a massive bargain-hunting binge in the wake of the recession.

"The customers are still responding to promotions," said Donald Gibson, manager of Carson, Pirie Scott's downtown Chicago store, where a pre-July Fourth sale sent receipts up 14 percent in the period of a few weeks. "They've learned over the past two or three years to wait for the sales."

Indeed, Miss Furore, the copy writer, fingered through a Carson's rack of summer shorts marked "30 percent off." She said all her clothing purchases this year had been made at sales.

Real estate dealers have noticed the new sophistication among potential buyers, too. "Everybody wants an interest-bearing account for their $500 earnest money," says Terry Denoma, an executive of Leech & Associates, a Century 21 franchise in suburban Lindenhurst.

His office is trying to capitalize on the recovery, and with increased success. In June, it sold 30 houses; 20 a month is considered very good. During the three-year housing slump, there were many months when sales could be counted on one hand, Denoma said.

Buyers who got into the market early in the year got the best bargains, he says. There were foreclosed properties and finished lots which then sold at distressed prices. Those who wanted to build new homes could take advantage of cheap lumber prices, lower interest rates and well-rested contractors who offered hourly rates below union scale. Now, the market seems to be tightening, he said.

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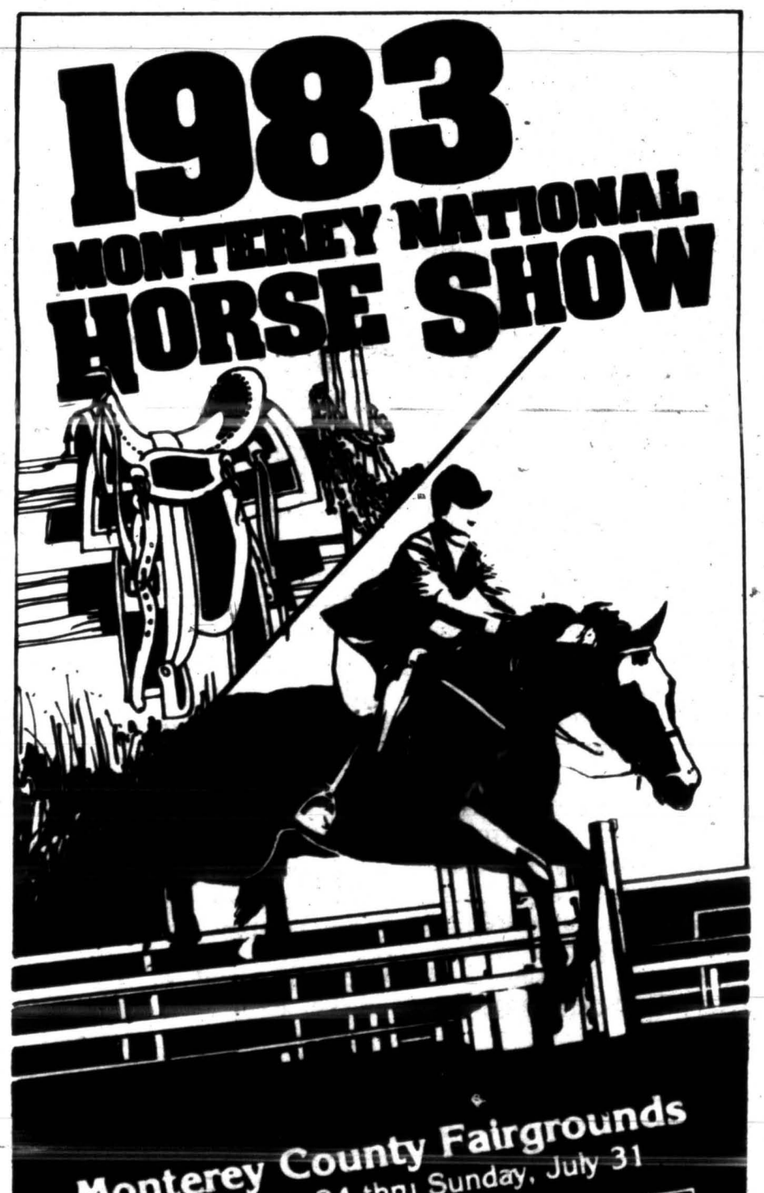

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Music corner

Festival prompts nagging questions

By SCOTT MACCLELLAND

THE FRIDAY night concert of the Carmel Bach Festival (the only completely sold-out program in the expanded three-week schedule) raised those questions that continually nag baroque scholars: What is authentic performance style? How much improvisation and ornamentation are correct? Should church music be sung in an emotionally expressive manner?

The evidence — critical comments written by baroque composers and music lovers — makes at least one thing clear: 18th Century European musicians most admired the same qualities of performance that we admire today. Over and over we find favorable and unfavorable remarks about beauty of tone, phrasing, tempi, ornamentation, and expression. Likewise, vibrato, rubato, intonation and other recreative values lace the observations of the musical alert in the era of Bach and Haydn.

In our own time scholarship only begins to answer questions of performance authenticity. We have all discovered recordings and heard performances that range from deadly dull to utterly laughable while loudly proclaiming the virtues of well-researched authentic performance practice.

There is no question that scholarship has made immense corrections in our notions about baroque music. Today we hear with increased frequency both the style and the sound itself of music 250 years old. Sometimes we gain exposure to the pitch and even the well-tempered scale familiar to the likes of Bach.

What remains of course, today as then, is the performing artist whose talent, taste and instinct — the values that are the hardest to teach or measure, and then only subjectively — restore life to the fancy and spirit of a composer centuries in the grave. Linda Burman-Hall of the University of California, Santa Cruz, a baroque specialist and Bach Festival participant in 1981, summed it up nicely in a remark to one of her classes this past spring: "Hold the trill until you reach satisfaction."

In last Friday's Bach Festival concert, both life and satisfaction appeared or failed to appear in a program that offered the greatest variety of the festival and some of its richest fare. Unfortunately the two Bach works, two of his best, failed to achieve either, while the Beethoven *Piano Concerto No.3* found its veracity primarily through its soloist and a Telemann *Trumpet Concerto in D* through its light, rococo character.

While this may not have been Maestro Sandor Salgo's best night, his efforts in the Bach were clearly diminished by his soloists. The cantata *Sehet, wir gehen hinauf,* a contemporary of the St. Matthew Passion and one obviously imbued by its expressive spirit, never escaped the antiseptic treatments of Douglas Lawrence and Alyce Rogers.

The exquisite irony of Jesus' eagerness to mount Calvary and the faithful's anguish at His mortal death found not even recognition, much less expression. This reading never got its gloves off and Lawrence's poorly supported and prissy basso was also a surprise. Even Salgo excited little conviction in this cantata.

To a lesser extent the same held true for the *Double Concerto in D Minor* which featured Rosemary Waller and Mark Volkert. The two outer movements enjoyed Vivaldi bounce if not adventure. The romantic and sensual slow movement showed neither love nor pleasure, but only a dry-eyed, provincial survey of the Italian spirit. His own musical lovemaking makes it obvious that Bach knew better than that.

•

ON THE SAME program Charles J.C. Daval gave good service to the Telemann *Trumpet Concerto* though more fun was possible, and real personality communication issued from Gerhard Puchelt in the Beethoven *Piano Concerto N. 3.* From his first entrance the evening finally had something to get its teeth into, notwithstanding Puchelt's skillful masking of technical doubts with showmanship. Even Salgo and his orchestra were caught up in the new spirit, and ended the affair with much less stiffness.

Under the unyielding leadership of violist Paul Hersh, the Thursday concert of chamber music opened with a grim *Brandenburg Concerto No. 6 in B flat.* As deliciously conceived as the slow movement of the *Double Violin Concerto,* this deeply sensual music suffered the same rejection of its essence. Under Hersh's pushing, and sometimes rushing, it began to sound more like physical education than art. Praises to cellist Peter Rejto for keeping up and still stamping the result with dignity and panache.

Hersh, as pianist, and Rejto collaborated with greater success in the Beethoven *Cello Sonata in A* in which the focus remained on the ever-increasing musicianship and authority of the cellist.

Guitarist David Tannebaum warmed into his perusal of transcription of one of Bach's violin sonatas and broadened his original short phrasing into legato breaths. The final allegro achieved the clearest pulse and resolution.

Igor Kipnis offered a charming recital of harpischord works by Scarlatti, Bach and Handel with running commentary. Kipnis' playing was in keeping with the entertaining character of his program and the encores were Handel's *Hamonious Blacksmith Variations* and Dave Brubeck's *Blue Rondo a la Turk.*

•

MOZART'S *Cosi fan tutte* in semi-staged concert performance Saturday afternoon hit a happy stride at the outset and built up a string of delightfully articulated Mozartian pearls through the day. With the orchestra on stage, and never sounding better, many details of the opulent score stood out clearly and to excellent effect. Acting and staging made clever if restrained use of resources and available space.

Volunteers make Bach go

NANCY MORROW and Jo Barton have been instrumental as local volunteers with the 46th season of the Carmel Bach Festival. Mrs. Morrow designed the banners used in the Founders' Memorial Concerts at the Carmel Mission Basilica and Mrs. Barton is chairman of the hospitality committee which ensures the well-being of the festival orchestra and choral members. This is the final week of the festival, scheduled through Sunday, July 31 with a variety of concerts, free lectures and recitals.

Nancy Gustafson showed off a dramatic size soprano as Fiordiligi and hit the afternoon's solo high point in her *Act I* declamation of a steadfast heart. As Dorabella, mezzo Patrica McCaffrey matched the Fiordiligi in character and style if not quite at the same large-scale projection. Both tenor Walter MacNeil as Ferrando and baritone William Parker as Guglielmo sported youthful talents in need of additional seasoning and projection but with plenty of basic material and presence. Parker already enjoys fine tone and timbre.

Herbert Eckhoff played well his Don Alfonso and Sara Ganz, according to her sparkling personality, all but stole the show as the soubrette Despina. Bruce LaMott provided solid and sprighly harpischord continuo.

One clue to Mozart's personality is the comedic bassoon line that accompanies that sisters' *Adore you*...duet in Act I.

•

LIKE THE MOZART opera, the Bach *St. John Passion,* the Sunday afternoon production, set and realized high standards. Only two things fell below the overall success of the day. More pervasive was the fact that the orchestra remained virtually inaudible to much of the audience when the choral forces were on. Trumpets and drums might have cut through but Bach did not include them in this score.

The other was the lack of emotional involvement in the arias by alto Alyce Rogers and tenor Gregory Wait. Since it is in the solo arias that the *St. John* draws closest to the more emotional *St. Matthew Passion* it seems a particular loss when they are sung without feeling.

Miss Rogers turned up more concern and considerably more tone for her part, particularly in *Es ist vollbracht,* than did Wait whose *Erwaege* was barely above sotto voce most of the time, thin of tone and with no particular sense of interest in the sentiment of the text.

By market contrast, the soprano arias by Nancy Gustafson made nearly total compensation. Her tone and expression were fully committed and involved and matched Maestro Salgo's exploitation of the work's drama with full-blooded vitality and urgency. With less power, basso Herbert Eckhoff nonetheless held up his side of the drama with purpose and flair.

While the choral singing matched the changing character imposed on it by Bach and, in Salgo's well-developed dramatic plan, it achieved its most searing impact as the hostile crowd in Jesus' trial before Pilate. Over and over the combined choirs bullied the principals of the drama with crisply articulated venom and sheer force. As the soldiers mocking the crucified Christ, they were particularly jolly in *Hail, King of the Jews.*

Likewise the choirs, with one or two minor exceptions, expressed tenderness, humility and sorrow with subtlety and in character. Priscilla Salgo and Ken Ahrens deserve praise for their impressive guidance of the chorale and chorus.

As the evangelist, David Gordon displayed both ease with the difficult task and fine tone as well. He seriously milked his one big operatic melisma on the words "wept bitterly" and the effect was riveting. Douglas Lawrence as Jesus warmed into gentle, mysterious and restrained character.

Standout instrumental playing came from gambist Judith Davidoff, flutist Brooks deWetter Smith and oboists Michael Rosenberg and Donald Leake. Continuo was realized by Ken Ahrens, Bruce La Mott, Jan Volkert, Richard Andrews and Judith Davidoff.

More observations on the Bach Festival will appear in the next week's *Pine Cone.*

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On stage

James Nesbit Clark: will present a new musical concept, *The Brel You Say* featuring the songs of Belgian-born Jacques Brel, at 8 p.m. Friday, July 22 and Saturday, July 23, at the Pacific Grove Art Center, 568 Lighthouse Ave., Pacific Grove. Tickets are $5 general admission and $3 for students, seniors and military.

The performances will benefit Monterey County's Childrens Experimental Theater and the Pacific Grove Art Center. Clark was designer, stage manager and sometimes director in the original New York version. Peter Meuse is music supervisor and Walter and Debbie White stage movement consultants. For reservations, phone 375-2208.

•

Troupers of the Gold Coast: presents *For the Old Love's Sake* and *Tatters, the Pet of Squatters Gulch*, at 8:30 p.m. Friday and Saturdays at California's historic First Theatre, located at Scott and Pacific Streets, Monterey. There will be an olio of songs and skits following the performance.

Tickets are $4 adults, $3 teens and $2 for subteens, except on Saturdays. For reservations, phone 375-4916 after 1 p.m., Wednesday through Saturday.

•

Studio Theatre Restaurant: presents the Agatha Christie mystery drama *Ten Little Indians*, with dinner served at 7 p.m. and curtain at 8:30 p.m. Thursday through Saturday, at Dolores and Ocean Avenue in Carmel.

The title refers to the cluster of statuettes on the mantelpiece of a mysterious country home on an island off the coast of Devon and to the nursery rhyme embossed above them — telling how each little Indian met his death — until there were none and how eight assorted guests are invited for a weekend by a mysterious host. One by one the Indians disappear from the mantelpiece along with each guest's demise.

Cost of the dinner and show is $22.50 and $10 for the show only. For reservations, phone 624-1661.

•

The Outdoor Forest Theater: presents James Goldman's *The Lion in Winter* at 8:30 p.m. Thursday, Friday and Saturday evening. The open-air theater is located on the corner of Mountain View and Santa Rita in Carmel. General admission is $4, seniors and full-time students $3. Guests are advised to dress warmly and bring a cushion to sit on.

The Lion in Winter is set in the 12th Century — Christmas 1183 — the time for the Plantagenet family of England to have a holiday reunion in one of their French castles. It is the backdrop for a glittering battle of wits and Byzantine relationships. The language of the play is rapier-sharp, hilarious and exhilarating — worthy of the masterful minds of King Henry II of England, played by Todd Lueders and his legendary Queen, Eleanor of Aquitaine, played by Marcia Gambrell Hovick. Reservations are not necessary.

Murder-mystery continues

GERTRUDE CHAPPELL knits in stony silence as Judge Wargrave, played by Roy Cole, contemplates the next mysterious disappearance of a guest in the Agatha Christie mystery drama, *Ten Little Indians* now playing at the Studio Theatre Restaurant, located on Dolores between Ocean and Seventh Avenues in Carmel. Tickets are $22.50 with dinner, $10 for the show. Dinner begins at 7 p.m., curtain at 8:30 p.m. Thursday through Saturday and one hour earlier on Sundays. For reservations, phone 624-1661.

•

The Wharf Theater: presents the Lerner and Loewe classic musical *My Fair Lady* at 8:30 p.m. Thursday through Saturday evenings and at 8 p.m. Sunday evenings through Sept. 18, on Old Fisherman's Wharf in Monterey.

The play is a synthesis of the ancient Greek myth of Pygmalion as re-interpreted by George Bernard Shaw in his play *Pygmalion* which has been further interpreted by Gabriel Pascal's motion picture of the same name. Harrison Shields plays the part of Henry Higgins and Tamara Barrington-Hill portrays Eliza.

Directed by Gina Welch, choreographed by Akemi Ito with music provided by Barney Hulse, *My Fair Lady* will play Thursdays through Saturdays at 8:30 p.m. and at 8 p.m. Sundays through September 18. Tickets are $6 and $8. For reservations, phone 372-2882.

•

The Western Stage: presents *As You Like It*, a comedy by William Shakespeare, at 8 p.m. in the Studio Theatre on the Hartnell campus, 156 Homestead Ave., Salinas. The play will continue in repertory with *Romeo and Juliet, The Importance of Being Earnest, The Time of Your Life* and *The Hostage* through August 28.

For reservations, phone 758-1221 or 375-2111.

•

The GroveMont Community Theatre: presents John Steinbeck's *Of Mice and Men* at the Pacific Grove Middle School Auditorium, 835 Forest Ave., Pacific Grove. Performances are scheduled at 8 p.m. Friday and Saturday evening and at 2 p.m. Sunday.

Bob Russell portrays Lennie and Robert Colter plays the part of George, with Charles Belmont featured in the role of Candy. The play is directed by Diane Hall Holmes. Tickets are $5 general admission, $3 for students, seniors and military. For reservations, phone 649-6852.

•

Monterey Peninsula Shakespeare Festival: opens with *A Midsummer Night's Dream* at 8 p.m. Wednesday, July 27 in the theater at Monterey Peninsula College, 980 Fremont St., Monterey.

Director James Dunn brings a distinguished background to his modern high-tech interpretation of Shakespeare's fairy tale comedy. It plays Wednesday through Saturday, July 23 and at 2 p.m. Sunday, July 24 and then in repertory with *Kings!* scheduled to open Thursday, Aug. 4. Both plays will continue through Aug. 27. Tickets are $6 general admission, $4.50 students, seniors and military and $3 for children. For reservations, phone 646-4213.

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Theater review

Energetic 'Candide'

By JEAN THURMAN

I HAVE rarely seen as energetic a performance as Fort Ord's Cabaret production of *Candide*.

The huge cast of 30-plus actors spent the evening dancing, singing, cavorting, playing soldiers, scholars and sheep with only an occasional pause in the action.

Voltaire's 18th Century satire on "the best of all possible worlds" has been converted by Hugh Wheeler into a rollicking musical comedy with music by Leonard Bernstein and lyrics by Richard Wilbur, Stephen Sondheim, and John Latouche. Voltaire, played by John Espino, narrates the story of Candide who suffers the trials and tribulations of the world while in search of his true love, Cunegonde.

Everything that could possibly go wrong in life befalls Candide and his companions. They suffer through wars, earthquakes and volcanoes, rapes, hangings, floggings, slavery and robbery. This all becomes absurdly funny when combined with Dr. Pangloss' philosophy that "we live in the best of all possible worlds, and everything that happens to us is for the best."

Espino also plays the part of the philosopher, Dr. Pangloss, plus two other roles besides Voltaire: the Governor of Columbia and an ancient sage. He is rarely off stage for a minute, and even when he can't be seen, he can still be heard shouting out advice and philosophy.

You would think he would collapse in a heap at the end of the play instead of taking a curtain call, but Espino ends the show looking ready to start all over again.

He actually has too much undirected enthusiasm that comes out in the form of wild, squeaking voice and flailing arms and legs. He could afford to take a break from his fever pitch of excitement now and then, and add depth to his two major parts, Voltaire and Pangloss.

He is more successful in his role as the Governor, an overly sensual corrupt ruler who gets his clutches on both Cunegonde and her handsome brother, Maximilian. In this role Espino allows his voice to drop an octave to its natural range, where it is more comfortable for both listener and speaker. His mannerisms make the part thoroughly repellent, as it should be.

The naive young hero Candide is played by Dale Doss, and his love, Cunegonde, is played by Candis Hess. They both have sweet, clear voices and angelic faces. We can easily believe they keep their innocence through all that befalls them. They are a bit awkward in the love scenes, but this only adds to their air of naivete.

•

BRETT CHILDS shines as Maximilian, the arrogant, conceited, self-centered brother who opposes the marriage of Candide and Cunegonde. He has a strong, pleasant singing voice, and exuberant style, and is naturally funny without being outlandish. He also has a small part as a blissful lion.

Karen Lofink plays the maidservant, Pacqette. She has a delightful immorality about her, in sharp contrast with the other three young people. Her knowing smile and sidelong glances charm the audience and every man on stage, except Candide, who only has eyes for Cunegonde.

The four young people start out together under Dr. Pangloss' tutelage at Castle Thunder-ten-Tronckh in Westphalia. They are scattered through various circumstances, and spend the rest of the play alternately finding, losing, and regaining each other. They are all joined at last, much the worse for wear.

A gypsy lady, played by Laura Wilson, joins their company along the way. This poor lady has had as sad a life as all the rest, which has resulted in a ridiculous disfigurement that keeps the audience giggling every time they see her.

The rest of the cast plays multiple small parts and makes up the chorus, usually performing with more zest than talent, but adding their share of fun to the production.

With the fine singing voices, attractive cast, high energy and exciting script this should have been a strong production, but it's almost destroyed by its surroundings. Stillwell Recreation Hall is a huge room with problems of acoustics, sightlines and comfort. Seating is either on floor level, where not all the action could be seen, or on bleachers which quickly become uncomfortable.

The echoing of the sound is so bad that the musicians almost drown out the actors, and the only lyrics that can be heard clearly are those done a capella. Whenever the chorus all sings together, as in the closing number, the din is horrible. Every off-note is amplified and bounced around the room.

The play was creatively staged with a combination of theatre-in-the-round and thrust stage, with islands of action scattered throughout the audience. But the set was bare, boring and difficult to use. The lighting instruments were aimed into the audience's eyes. No designer was credited, but one was badly needed for sets and lighting.

It seems a shame that with all the interest and potential displayed here Fort Ord couldn't come up with a better facility and adequate supporting staff.

Candide's final performance is at 8 p.m. Wednesday, July 20. For reservations call 242-6337 or 242-3092.

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Free seminars offered by law college

The Community Legal Education Program of the Monterey College of Law offers free seminars on Monday afternoons at the Carmel Foundation, located on Lincoln Street at Eighth Avenue in Carmel. The cost of the seminars has been underwritten by a grant from the Lauralie Irvine Foundation of Carmel Valley and all instructors have donated their services.

The seminars include "Balancing Your Checkbook," taught by Carol Donald and Cecilia Rogers, at 1:30 p.m. Monday, July 25 and "Saving On Your Taxes," co-taught by Kenneth J. Kroopf and Sidney Sue Slade, at 1:30 p.m. Monday, Aug. 1.

Amateur Radio Club classes

The Amateur Radio Club of the Naval Postgraduate School in Monterey will begin a new series of classes Thursday, July 21. The classes are designed to prepare prospective amateur radio operators for their novice and general class examinations.

A $5 fee covers the course and students will need to provide textbooks at a nominal fee. To register, phone 646-8410 or 372-4348.

***THE TROIKA BALALAIKAS* will present a free concert of Russian music at 2 p.m. Sunday, July 24 as part of the Sunday Afternoon Summer Series at the outdoor Forest Theater, located on Mountain View at Santa Rita Avenues in Carmel. Come early and bring a picnic lunch.**

Russian folk music fills Forest Sunday

From the Steppes to the Caucasus, from the Kremlin to the Crimea, the Troika Balalaikas play music from the heart of the vast Russian continent.

They will perform a free concert at 2 p.m. Sunday, July 24 at the outdoor Forest Theater, located at Mountain View Avenue and Santa Rita Street in Carmel.

This unique group performs a collection of balalaikas which range in size from small to enormous. Traditionally dressed in brightly colored costumes that evoke the splendor of Czarist Russia, the Troika Balalaikas recreate the spirited excitement of Russian folk melodies and rhythms.

The three-stringed triangular shaped balalaika, whose origin can be traced back to the Ninth Century, is the best known Russian folk instrument. In medieval times, the balalaika was used by the court jesters who passed it along the peasantry. By the 19th Century, the balalaika had become very popular.

The Troika Balalaikas recently traveled to Russia to bring home the "Stradivarius" of balalaikas and completed their second album, *Standing Room Only*. This is their sixth appearance at the summer series.

Backgammon

Should you get out?

By ALFRED SHEINWOLD

You, White, roll 4-3 in the diagrammed position. How do you play it?

You can, if you like, get out of Black's home board, moving to his 10-point. You're not particularly worried about the blot on your 9-point since Black can hit it only with a 6-2. If Black is going to get miracle rolls, you're far more worried about double six than about 6-2.

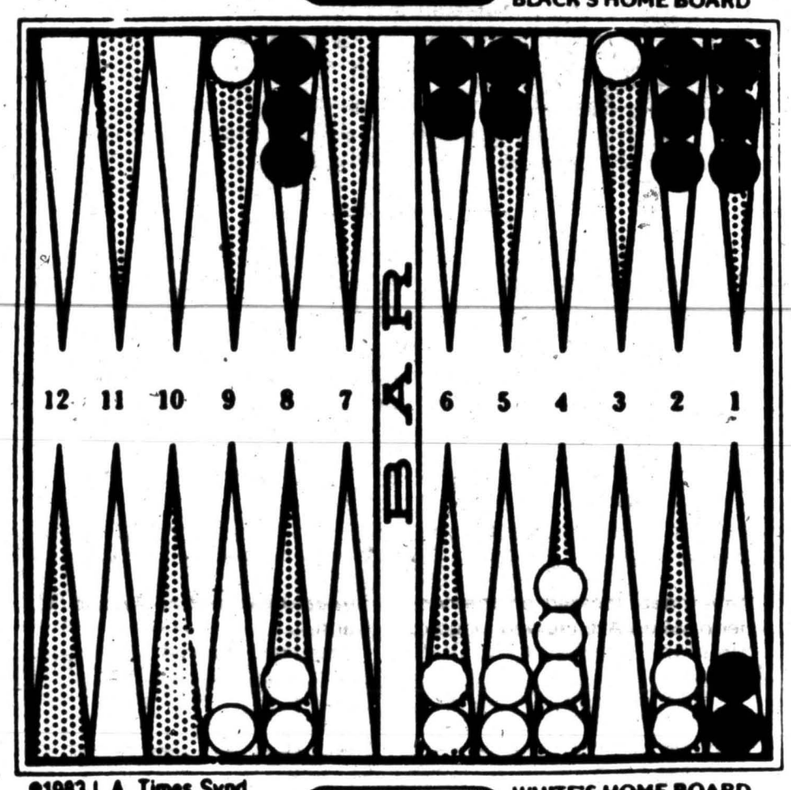
But you're likewise not worried (at least you shouldn't be) about your blot in Black's home board. If he hits you and leaves a blot on his home board, you have a shot at getting another of his men back. If he hits you and moves on with a 5-1 or 5-2 he must take another of his men out of play. If he doesn't hit you, he may well have to leave a blot for you to shoot at.

Your best course is to leave the blot in Black's home board and move the other back man to cover the blot on your own 9-point. This puts you in better position to make your bar point or 3-point. If nothing develops you are a favorite to get out of Black's home board at a convenient time.

Would you like to have Alfred Sheinwold teach you how to play backgammon? A 12-lesson booklet will be on the way to you when you send $1 plus a stamped, self-addressed, No. 10 envelope to Backgammon, in care of this newspaper, P.O. Box 1000, Los Angeles, Calif. 90053.

• 1983 Los Angeles Times Syndicate

BLACK — BLACK'S HOME BOARD



•1983 L.A. Times Synd.

WHITE — WHITE'S HOME BOARD

Free lecture on meditation

The Monterey Peninsula Siddha Meditation Center will present Ericka Huggins on *Freedom on the Inside,* a free lecture at 7:30 p.m. Sunday, July 24 at 4155 Canada Court, Carmel Views, Carmel.

Ms. Huggins has been known in the Bay Area community as an activist and educator. From 1973 through 1981 she directed the Oakland Community School.

In 1981 she became director of the After School Academy, a privately funded program established for first through sixth graders enrolled in Oakland public schools.

She is co-author of *Insights and Poems,* published in 1974 and has written articles on elementary education. In 1979 she began to practice Siddha Meditation with Swami Muktananda and has been teaching meditation in Northern California.

The program will also include instruction and practice in Siddha Meditation. For more information, phone 373-8627.

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Current exhibits

• *OPENING* •

Central Coast Art Association: has a new exhibit by members which includes works in oils, acrylics, watercolors and mixed media. The exhibition will continue through Sept. 23 at the association gallery, Heritage Harbor, Monterey.

• *CONTINUING* •

Chung-ray Fong: exhibits his large acrylic canvases at Gallery New World, located on Lincoln between Ocean and Sixth Avenues in Carmel. Through Aug. 5.

Photographers John Wimberley and Jeffrey Becom: exhibit their works at Photography West Gallery, located on the corner of Dolores Street and Ocean Avenue in Carmel. The joint exhibition will continue through Aug. 10.

Joseph Tanous: exhibits his latest work which explores new approaches to abstract painting in the Alvarado Lobby of the Monterey Conference Center, 1 Portola Plaza, Monterey. The exhibition will continue through Sept. 14.

Helen Ordway: is featured artist of the month through Aug. 18 at the Central Coast Art Association Gallery, Heritage Harbor, Monterey. Gallery hours are 1 p.m. to 4 p.m. daily.

Rocklands Gallery: In cooperation with Crown Point Press, exhibits prints by major artists through Aug. 28. Prints are limited editions. Some of the artists are David Hockney, Richard Diebenkorn, William Wiley, Wayne Thiebaud and John Cage. The gallery is located at 375 Alvarado St., Monterey. Gallery hours are 11:30 a.m. to 6 p.m. Monday through Saturday.

Jaap Ter Haar: Dutch artist, exhibits his paintings at Zantman Gallery, located at Sixth Avenue and Mission Street in Carmel. The exhibit will continue through July 29.

Lynn Lupetti: exhibits her paintings at Miner's Gallery Americana, located on the corner of Sixth Avenue and Lincoln Street in Carmel. Through Aug. 12.

Karen Nagano, Wilda Northrop and Jane Goode: are new members of the Carmel Art Association. Ms. Nagano and Ms. Northrop exhibits their works in the Center Gallery of the Carmel Art Association, located on Dolores Street in Carmel. Through August 3.

Huichol yarn paintings: are on exhibit at the Pacific Grove Museum of Natural History, 165 Forest Ave., Pacific Grove. The exhibition will continue through July.

Donna Ikkanda: exhibits her paintings at City Hall, 440 Harcourt Ave., Seaside through July 29. Viewing hours are 8 a.m. to 5 p.m. Monday through Friday.

Western Art Wall Hangings: "Rulers of the Sky" by Ray Magsalay at Shell Fisher's Gallery, located on San Carlos near Fifth Avenue in Carmel. The exhibit will continue through July.

Brett Weston — Six Decades of Photography: plus **Rosalie Lang,** oils called the "Gate Series", **Kirby Waite,** acrylic paintings, **a collection of Wedgwood** from Olivia Lenhart's collection at the Monterey Peninsula Museum of Art, 559 Pacific St., Monterey. Through August 4.

Beaumont Newhall: A Retrospective: at the Friends of Photography gallery located in the Sunset Center, Carmel. The exhibit will continue through July 31.

Arthur Piper: "Artist of the Month" in the Activities Building of the Carmel Foundation, located between Lincoln and Eighth Avenue in Carmel. His photographs will be on display through July.

13 Artists: featured at the Pacific Grove Art Center, 568 Lighthouse Ave., Pacific Grove. The show includes photographers from Monterey Peninsula College, four figurative artists from San Jose, color photography by Randy Efros and Emy Ledbetter's "Oriental Fantasies."

Fay Hopkins: "Idea of" series of mixed media paintings at Carmel Valley Manor, 8545 Carmel Valley Rd., Carmel Valley. The show will continue through July 31.

James Pruitt, A.I.A.: presents an exhibition of varied works at the Marjorie Evans Gallery, located in the Sunset Center, Carmel.

Photographic works: by Robert Dawson, Seraphina Landgrebe, Michel Medinger, Meredith Mullins, Emmy Reese, Nick Robertson, Cheryl Trotter, Josie Sanguinetti and Candy Campbell at the Old Coast House Gallery, 898 Wave St., Monterey.

Colored etchings: an exhibit by Josef Eidenberger of Vienna, continues at the John Miller Galleries, located on San Carlos between Ocean and Seventh, Carmel.

The Art of the American Carousel: Wooden Figures From A Golden Era: continues at Kelley Gallery, 251 Alvarado Mall, Monterey, next to the Doubletree Inn and the Monterey Conference Center.

The Mixologist: by LeRoy Neiman, an original serigraph edition of 300 signed and numbered at Hanson Galleries, Ocean Avenue at San Carlos, Carmel.

Remembrance: a collection of 40 of the latest works of Anthony Gruerio at the Winters Gallery, located on Dolores Street near Sixth Avenue in Carmel.

Medina-Steuckert: The paintings and drawings of Virginia Medina and Julius Steuckert are on display at the Seaside City Hall gallery, 440 Harcourt Ave., Seaside.

Watercolors: by Fred and Jean Frederickson, painted in the ancient villages of Umbria, Italy in the summer of 1982, in the Activities Building of the Carmel Foundation, located on Lincoln at Eighth Avenue in Carmel.

Sculpture, Watercolors & Etchings: by Betty Rees, also known as Heredia, at the Fort Ord Arts and Crafts Gallery, located on 2nd Avenue at the Art Center Building 2250 in Fort Ord.

Johnson & Tolman collections: The Johnson collection includes Japanese costumes and textiles; the Tolman collection includes contemporary Japanese prints, at Orientique, 3682 The Barnyard, Carmel.

Watercolors: by David Allan at the Thunderbird Bookstore/Restaurant located in the Barnyard off Highway 1 at Carmel Rancho Boulevard, Carmel.

French art: paintings by Marcel Peltier, Michel de Gallard, Guy Cambier, Jean Louis Vergne and several naive painters. Zantman Art Galleries, Sixth and Mission, Carmel.

Mezzotints by G.H. Rothe; **etchings** by Guillaume Azoulay at Hanson Galleries, Ocean and San Carlos, Carmel.

George Bleich, impressionistic paintings of Monets' ponds and gardens and other paintings begun in France, at the Bleich Gallery West, Dolores south of Ocean, Carmel.

Primitive/naive paintings by 13 American and European artists, Zantman Art Galleries, Sixth Avenue between Dolores and San Carlos, Carmel.

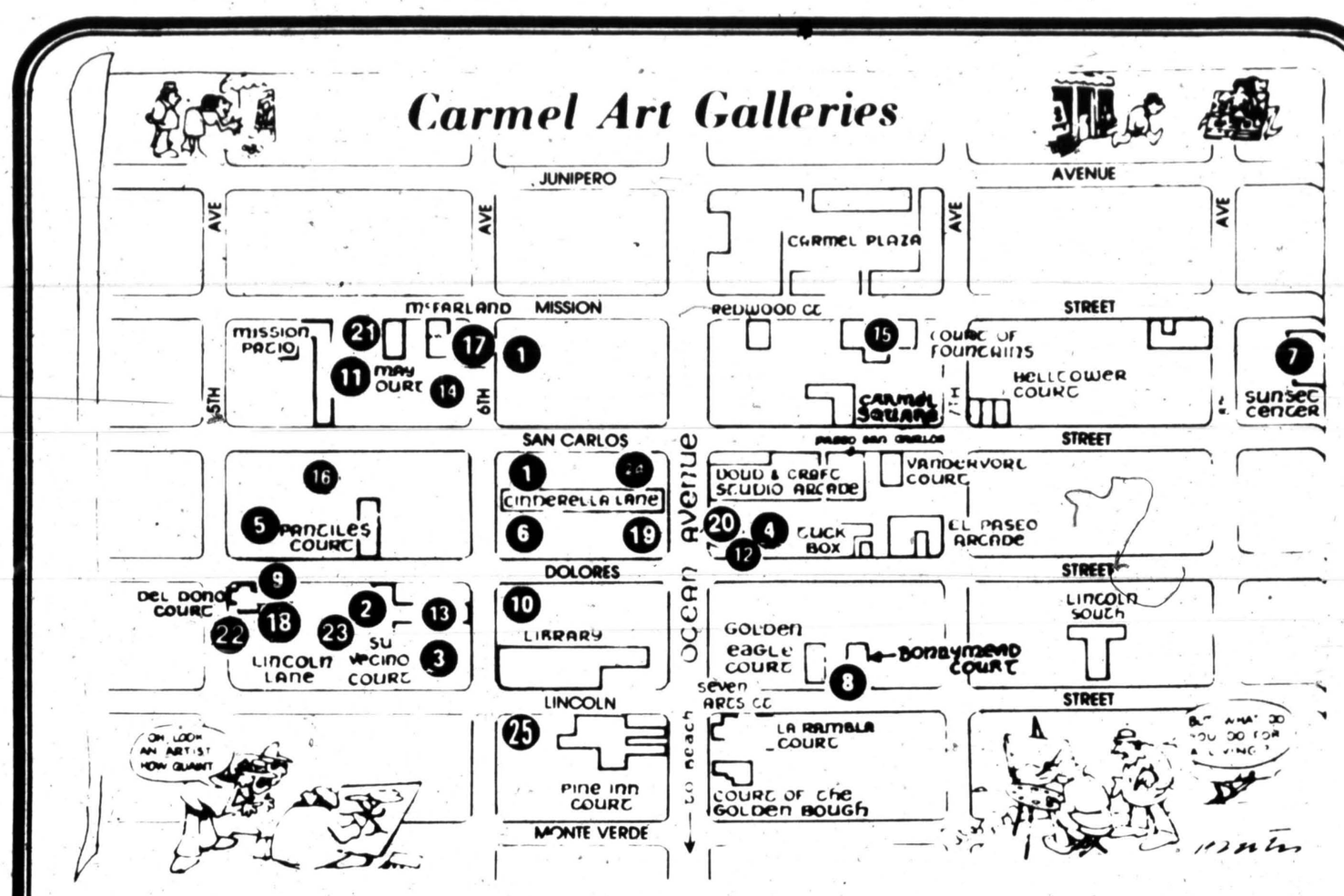
G.H. Rothe, mezzotints, etchings. Harold Altman, Michel Delacroix, Atelier Gallery, Dolores and Sixth, Carmel.

Western Art & Wall Hangings, Kent Butler, Trudy Craine, Tom Hodges, Shell Fisher's Gallery, San Carlos and Fifth, Carmel.

Sergio Bustamante, Loet Vanderveen, Wah Chang, Susan Sabie animal sculptures, MichaelLee Gallery, Crossroads, Highway 1 and Rio Rd., Carmel.

Naive rural paintings by Lowell Herrero, at the Bill W. Dodge Gallery, Court of the Fountains, Mission near 7th, Carmel.

Fine arts: at Gallery New World, featuring the works of Patrick Aherne, T.F. Chen, Nancy Hom, Georgia Jackman, Amber King, T.J. Lin, David Reed, Drew Wiley and others, at Lincoln at Sixth, Carmel.



A CONVENIENT GUIDE TO CARMEL'S WORLD FAMOUS ART COLLECTION

1 ZANTMAN ART GALLERIES

Two locations: 6th Ave. near Mission St. and 6th Ave. near San Carlos. Paintings and sculptures by foremost American and European artists in addition, every month a special exhibit for one or two of our top artists. You are most welcome to browse in our galleries and in our third one in Southern California's Palm Desert. You will find your trip most rewarding. Open daily 10 a.m. to 5 p.m. Sunday 11 a.m. to 5 p.m. 624-8314

2 JAMES PETER COST GALLERY

Dolores between 5th and 6th, Carmel. Hours 11 a.m. to 5 p.m.. Closed Sundays. One door south of the Carmel Art Association. 624-2163

3 MINER'S GALLERY AMERICANA, INC.

Rosemary Miner, Jack Laycox, Maurice Harvey Gisson, Edward Szmyd, Helen Caswell, Jacque Marie Vaux, Ann Baker (Mrs. B.), Robert Krantz, Lynn Lupetti, Juan Archuleta, James Verdugo and other superb contemporary American artists. Visit our main Gallery and North Wing located on the corner of Lincoln St. and 6th Avenue. Just north of the Pine Inn. Open 7 days. 10-5. Special exhibits every month. Strollers note our exciting street level display. 624-5071

4 VILLAGE ARTISTRY

Village Artistry, featuring a distinctive collection of paintings, graphics, sculpture, ceramics. Dolores and south of Ocean. Hours 10-5:30 daily. 11-4 Sunday. 624-3448

5 HELEN BARKER GALLERY

Dolores Street between 5th and 6th. Featuring fine paintings by Helen Barker,showing her versatility in subject matter in the media of oil, acrylic and watercolor. Also showing the works of other well-known painters and sculptors. Open daily 11 a.m. to 5 p.m. 624-6712 or 624-4642

6 GARCIA GALLERY INC.

A continuous and exclusive one-man show of paintings by Danny Garcia. The artist is a contemporary American Impressionist with a growing reputation in the U.S.A. and abroad. 6th and Dolores, Carmel. Open daily 10-5. P.O. Box 623. 624-8338

7 FRIENDS OF PHOTOGRAPHY

One of the nation's distinguished fine art photography galleries. Sunset Center, San Carlos at 9th, Carmel. Open 7 days a week, 1-5 p.m.

8 GALLERY ARTIQUE

An excellent selection of collector quality contemporary paintings by recognized American artists. Bonnymead Court, Lincoln between Ocean & 7th. 10-5 Mon.-Sat. Sun. by appointment only. 625-3920

9 GALLERY WHO'S WHO IN ART

Featuring the distinctive traditional, western and modern paintings and sculpture by leading local and national artists. SW corner of 5th and Dolores. P.O. Box 2173. Open Mon.-Sat. 10-5 625-0724

10 THE STILWELL STUDIO

Paintings in the Chinese tradition by Alison Stilwell. Southwest corner of Dolores and 6th. Open daily 11-4. Sunday by appointment. 624-0340.

11 DOOLEY GALLERY

Contemporary paintings by Helen B. Dooley. Old masters, authentic replicas of Smutny and French etchings. The Mall, San Carlos between 5th and 6th: Hours: 11-5 Mon.-Tues. Thurs.-Sat. Closed Wed. 624-9330

12 BLEICH GALLERY WEST

Outstanding California seascapes and landscapes by George Bleich, 1979 Artist in Residence at Yosemite National Park. Open 10:30-5:30 every day, evenings by appointment. Dolores, 4th door south of Ocean. 624-9447 or 372-2717

13 WESTON GALLERY

The most prestigious gallery in the country has expanded. Noted for curatorship of major corporate and private collections and its unsurpassed collection of original vintage photographs by Ansel Adams, Edwards Weston and Paul Stran. The Weston Gallery also inventories Yousef Karsh, Minor White, Bill Brandt, Atget, Cunningham, Man Ray, etc. Important 19th century photographers include Fox Talbot, Fenton, Cameron, Evans and Watkins. Fine major exhibitions mounted regularly have included Edward Weston, Ansel Adams and Caponigro, Callahan, Tom Miles, Olivia Parker, A complete selection of Edward Weston prints by Cole Weston. Expert appraisals and private art consulation. Signed photographic books, portfolios, posters and cards. Tues.-Sun. 11 a.m.-5 p.m. 6th Ave. bet. Dolores and Lincoln. 624-4453

14 BERNSTEIN'S GALLERY DEUX

Oils in avant garde, surrealism. Works include abstracts. English countryside and harbors. Also areas of the Monterey Peninsula. Located at McFarland Court on the corner of Sixth and Mission. Open 7 days, 10 a.m. to 6 p.m. 625-3070

15 BILL W. DODGE GALLERY

The area's only gallery specializing in important American & European naive, primitive and folk art, including the exclusive representation of Diane Wolcott, internationally recognized for her naive paintings of children and nuns. Others include Bill W. Dodge's permanent collection. Balet, Bollauges, Yamagata, Stovall, Wooster Scott, Hermel, Olsen. Court of the Fountains, Mission near 7th. Open 10 a.m. til 5:30 daily. 625-5636

16 SIMIC GALLERIES

This gallery features a wide range of paintings and graphics. The subjects range from seascapes, landscapes and wildlife to portraits, abstracts, surrealistic and more. The gallery features Robert Wood, Norman Rockwell, Eugene Garin and Jacquie Vaux. San Carlos between 5th and 6th. Open daily 10 a.m. to 9 p.m.

17 PASQUALE IANNETTI GALLERY

Fine, original prints by Lautrec, Chagall, Rouault, Picasso, Zuniga, Whistler, Rembradt, Daumier, Kollwitz and Cheret. Mission and 6th. Gallery hours are Monday through Saturday 10 a.m.-6 p.m. Closed Sunday. 629-2923

18 LINDSEY GALLERY

A distinctive gallery featuring a carefully selected group of painters & sculptors. Virtuoso seascapes by Robert Wee, bold impressionism by Edward Norton Ward, quaint harbors and old fishing boats by Nicky Boehme, exquisite watercolors by Margaret Eiffer, exciting western bronzes by Fred Hill. Many other works by California's finest on daily display. Lindsey Gallery offers a singular experience in gallery enjoyment. Dolores at 5th in Del Dono Court. 10:30-5. Closed Tues. 624-2233

19 CARMEL PHOTOART GALLERY

Featuring fine photographic prints and portfolios for the collector. Twenty nationally acclaimed photographers present a diverse collection of images which include contemporary color fantasy by Claudette Dibert, dye transfer prints by Mark Citret, color landscapes by Ernest Braun and traditional fine silver prints by Pirkle Jones. Dolores and Ocean. Paradise Bldg. (downstairs) 624-2015

20 PHOTOGRAPHY WEST GALLERY

The most exciting photographic gallery on the West Coast, featuring the finest of 20th Century photography. Major exhibitions by Ansel Adams. Edward Weston, Brett Weston, Wynn Bullock, Paul Caponigro and others are regularly featured. Expert appraisals and personal art consulting available for private and corporate collectors. Inquiries invited. Photographic books, cards and posters (some limited editions) also available. Photography West Gallery also inventories a special selection of fine regional photographers including the work of Morley Baer, Steve Crouch, Jerry Takigawa, Martha Pearson, Winston Boyer and Claudette Dibert. Located near the southeast corner of Ocean and Dolores. Open Tues.-Sun. 11 a.m. to 5 p.m. 625-1587

21 20TH CENTURY MASTERS BROKERAGE

On Mission, between 5th & 6th and Mission Patio, Carmel. Peninsula's largest collection of modern masters. Dali, Chagall, Miro and Norman Rockwell. Also featuring Red Skelton, Marcel Marceau and Henry Fonda. Original works of Ron Jarus, Julie Gregory and futurist Oronzo Abbatecola. Open 10:30 a.m.-5 p.m. 7 days a week. Call for eve. appointment. 625-5888.

22 SKALAGAARD'S SQUARE-RIGGER ART GALLERY

Hans Skalagaard's authentic sailing ship paintings in oils & watercolors. Large selection of prints, both limited & unlimited. Harriet Mayland's historic adobes in oils. Dolores at 5th, Los Cortes Bld., P.O. Box 6611, Carmel. 624-5979.

23 JOSEPHUS DANIELS GALLERY

Serious photographs by well known masters, middle career artists and promising newcomers; a vigorous collection of landscape, natural abstraction and the figure. Prints in platinum, palladium, gum bichromate, split tone, dye transfer and traditional silver. Photographers include Dennis Brokaw, Robert Byers, Gordon Chaple, Josephus Daniels, Oliver Gagliani, Richard Garrod, Henry Gilpin, Philip Hyde, Gernot Kuehn, Alexander Lowry, David Muench, Ryuijie, Neal Swanson, Brett Weston, John Charles Woods. Dolores Nr. Sixth, Su Vecino St. 11-5 Tuesday-Saturday, 1-4, Sunday. 625-3316

24 HANSON GALLERIES

San Francisco and New Orlean's renowned Hanson Galleries now open in Carmel. The Hanson Collection houses one of the finest and most extensive collections of modern paintings and rare prints. Featuring Picasso, Chagall, Dali, Tamoyo, Rothe, & Neiman as well as messotints by G.H. Rothe and etchings by Guillaume Azoulay. Daily 10 a.m.-10 p.m. N/W corner Ocean Avenue at San Carlos, Carmel. 625-3111

25 GALLERY NEW WORLD

A convenient guide to Carmel's world famous art collection, Gallery New World shows paintings, graphics and sculptures of contemporary American, Asian and European artists in an airy, light-filled setting. Lincoln near 6th. Open daily 10-5. 624-3307.

NAMED TO the 1983 Carmel Major League Girls' Softball All-stars were: (front, from left) Janine Pullen, Tyanna Saxby, Suzanne Suwada, Brandi Faia, Janice Aldrich, Brenna Gardner, (middle row) Elvina Scott, Jackie Gardner, Michelle Melicia, Deanne DeRuosi, Monica Reardon, Meg Aronson, Christine Reding, (back row) coaches Tom and Jerry Pullen, and Susie Faia. (Karen Pullen photo.)

SELECTED TO the 1983 Carmel Minor League Girls All-star team were: (front row, from left) bat boy Frank Melicia, Brandy Falconer, Emily Rubin, Daniel Heyman, Tracy Schmell, Gina Serrano, Christie Melicia, (back row) coach Frank Melicia, Claire Troian, Nancy Rubin, Kari Bernardi, Lisa Serrano, Gina Palumbo, Trece Binford, Kim Pullman, Missie Cardoza and coach Jerry Rubin. Not pictured are Manager Dave Fuller and Tina Mouton. (Verra Serrano photo.)

THE 1983 Carmel Youth Baseball League "Mustang" division all stars are: (front row, from left) Aaron Bliesner, Andy Rotharmel, Chris Prieto, Scott Allen, George Zarate, Michael Parrish (middle row) Rick Prieto, Ben Jones, Danny Kleinbardt, Kevin Mahoney, Brian Langley, Devin Meheen, Jerry Ludzinski, (back row) coaches Todd Bliesner, Jerry Rotharmel and Mike Prieto.

Baseball season ends

Surprise present for coach Pullen

By JERRY PULLEN

The girls' softball all-star teams for Carmel Youth Baseball recently completed competition in tournament play.

The minor league team finished third in the second annual Carmel Invitational Tournament held on the Rio Road fields July 9-13. On July 9, Carmel opened with a 13-5 victory over Pacific Grove.

Carmel was down 4-0 after 1.5 innings but rallied behind strong hitting from Gina Serrano, Christie Melicia, Nancy Rubin and the excellent pitching of Kim Rullman, who limited P.G. to four hits. In the second game that day, the Monterey All-Stars defeated Marina 8-1. Pam Ham hit well for Monterey and Heidi Samuelson played excellently at second base for Marina.

On July 10, P.G. pounded Marina 13-1. Chandra Allen, Maria Palmer and Ericka Heidrick all had doubles for P.G. In the second game, and most exciting of the tournament, the San Diego Lightning Bolts defeated the Monterey All-Stars 7-6 in the eighth and second extra inning.

San Diego led 5-2 going into the sixth inning. Monterey fought back to tie the score at 5-5. Both teams went scoreless in the seventh and then in the eighth San Diego scored two runs.

Monterey came back with one run, but fell one short and the game ended with the crowd of nearly 200 giving both teams a standing ovation. Hitting well for Monterey was Heather McMahon and pitching well was Tisha Palma. Hitting well for San Diego was Rachel Stewart.

On July 11, Monterey and P.G. played and Monterey won 9-2. Michelle Halpin got P.G.'s only hit. Tisha Palma pitched the win.

Also on July 11, Carmel played San Diego and San Diego won 10-0. Kim Rullman got Carmel's only hit, a double. Lisa Peretti collected two hits for San Diego and Rachel Stewart struck out nine Carmel batters.

On July 13, Monterey faced Carmel, and Monterey won 5-3. Brandy Falconer collected two hits for Carmel and Jennifer Power hit well for Monterey.

The stage was set July 13 for a Monterey-San Diego rematch. This time, San Diego pitching overcame Monterey and the San Diego team was crowned the 1983 champs, with a 9-1 win. Tisha Palma and JoLee Hofsheier collected Monterey's only two hits. Bernadette ("Bear") Lloyd and Debbie Palmer combined to strike out eight Monterey batters, and Christie Howard hit a triple for San Diego.

The Carmel Major League Softball All-Stars began tournament play against the Monterey All-Stars at 9 a.m. July 16. Carmel lost 10-1. Playing well in the field for Carmel were Brandi Faia, Elvina Scott and Michelle Melicia. Tyanna Saxby and Janice Aldrich each had doubles. For Monterey, Lisa Mineo hit a grand slam homerun in the bottom of the second inning.

After the Monterey game, Carmel had to play again at 11:30 a.m. against the Marina All-Stars. Carmel came up one run short in the 7-6 loss. Brandi Faia, Tyanna Saxby and Deanna DeRuosi played well for Carmel and Christine Reding pitched very well. Marina's third baseman, Cheryl Miller, played exceptionally well in the field, making many game-saving catches.

Named to the all-tournament team from Carmel were Brandi Faia and Tyanna Saxby.

JERRY PULLEN, coach of the W.W.D. Indians girls softball team, was happily performing his Carmel Youth Baseball League president "duties" during closing cermonies recently, which included a hug from Carol Woodson.

UNKNOWN TO Coach Jerry Pullen, his little charges had arranged a surprise for him and were carefully hiding it behind their backs waiting for just the right moment to present the coach with a gift he will always remember.

SUDDENLY, the team burst forward and presented Pullen with his going away gift — shaving cream a la on the face. Rumor has it the girls were tired of their coach showing up to practice with a 5 o'clock shadow. Modest Jerry, although grateful, tried not to accept the gift.

A GRACIOUS Pullen then thanked the girls for their gift. He added that it was the most unusual and original gift he had ever received in all of his days of coaching. (Photos by Michi Takigawa.)

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Wines of The Central Coast

THE 1983 FEAST OF LANTERNS Royal Court is (front, from left) Princess Amethyst, Jodi Morillo; Princess Emerald, Heather Erwin; (back, from left) Princess Sapphire, Lara Sallee; Princess Tourmaline, Katie DeLay; Princess Rose Jade, Cindy Vinson and Princess Turquoise, Dawn Hassanzadeh. The celebration has been extended to a full week, July 25 through July 31, with many events scheduled for all ages.

Pacific Grove opens its Feast of Lanterns party

THE 1983 Feast of Lanterns — a week of games, entertainment, street dancing, art sales, and a children's pet parade — runs July 22-31 in Pacific Grove.

This year's traditional celebration begins with a men's fast pitch softball tournament Friday, July 22 at the Municipal Ballpark, 17 Mile Drive and Short Street, Pacific Grove. The tournaments will continue each weekend through Sunday, July 31.

From 10 a.m. to 5 p.m. Monday, July 25 through Friday, July 29, souvenir booths will be open in front of Holman's Department Store, 542 Lighthouse Ave., Pacific Grove.

From 9 a.m. to 5 p.m. Monday, July 25, a Feast of Lanterns Table Tennis Tournament will be played at the Pacific Grove Recreation Club, 585 Laurel Ave., Pacific Grove. The tournament is free and open to children younger than 17. For more information phone the Pacific Grove Recreation Department at 372-2809.

A Hot Shot Basketball Contest is scheduled from 10 a.m. to 2 p.m. Tuesday, July 26 at the Pacific Grove High School gymnasium, 615 Sunset Dr., Pacific Grove. The contest is free and open to children under 19 years of age.

A senior tennis tournament will be played Tuesday, July 26 through Sunday, July 31 at the Pacific Grove Community Center, 515 Junipero Ave., Pacific Grove. Information is available at the tennis pro shop, 372-5650.

From 1 p.m. to 4 p.m. Wednesday, July 27, a Fun Swim Meet is scheduled at the Pacific Grove High School pool, 615 Sunset Dr., Pacific Grove. The swim meet is free and will be very informal. It is open to all students younger than 16. Also on that day at 1:30 p.m. a Feast of Lanterns Fashion Show will be conducted on the second floor of Holman's Department Store and will introduce Queen Topaz and the Royal Court. Admission is $2.

At 2:30 p.m. on Wednesday, July 27, opening ceremonies and the cutting of Pacific Grove's 108th birthday cake will take place in the China department on the lower level of Holman's Department Store. The event is free and open to the public. At 8 p.m. a benefit performance is scheduled at California's First Theatre, Pacific and Scott Streets, Monterey. *Tatters, the Pet of Squatter's Gulch* will be performed. All tickets are $4 and reservations are advised at 375-4916.

From 11 a.m. to 2 p.m. Thursday, July 28 there will be a Feast of Salads Buffet at the Pacific Grove Community Center. A $2.50 donation includes salads, roll, beverage and dessert.

•

A CHILDREN'S Pet Parade will march at 2:30 p.m. Friday, July 29. The parade route will be Lighthouse Avenue between the Post Office and Forest Avenue. There will be pets, costumes and decorated bicycles. Participants should assemble at Caledonia Park at 2 p.m.

From 5:30 p.m. to 9:30 p.m. on Friday, July 29, there will be street dancing on Lighthouse Avenue between Congress and Cypress featuring square dancing by Vicki and Walter Cooley; ballroom dancing with the Del Monte Express and Greek dancing by Joanna Skerritt and Christos Moustakas. Audience participation will be encouraged at this free event. Coffee, punch and cookies will be available.

From 9 a.m. to 2 p.m. Saturday, July 30, a Feast of Lanterns Adult Two-Man Volleyball Tournament is scheduled at Lovers Point Beach Court. There will be three divisions of play; men's, women's and co-ed.

An "Artist's Studio Tour" and starving artist's sale is scheduled from 11 a.m. to 4 p.m. Saturday, July 30. Tickets are $6.50 per person and includes a tour of many local artists' studios, refreshments, music, bus transportation and a performance at 4:30 p.m. of *The Brel You Say* at the Pacific Grove Art Center, 568 Lighthouse Ave., Pacific Grove.

From 2 p.m. to 4 p.m. Saturday, July 30, a community volleyball game will be played at Lovers Point Beach Court, free and open to the public. From 2:30 p.m. to 7 p.m. a Feast of Chicken Barbecue will be available at Lovers Point Park.

A $5 donation includes a half chicken, salad, beans, bread and beverage. From 2:30 p.m. to 7:30 p.m. there will be entertainment on Lovers Point pier with musical acts that include Dixieland, folk, Greek, bagpipes, swing, country western, show tunes, barbershop and bluegrass.

At 8 p.m. Saturday, July 30 the Feast of Lanterns Pageant — a colorful dramatization based on a Chinese legend and staged at Lovers Point Beach — begins with a royal procession and the coronation of Queen Topaz, "Queen Topaz escapes."

The Torri Gates are lighted and a ground display of fireworks will be lit at Lovers Point. From 9:30 p.m. to 12 midnight the coronation ball will be conducted in the Pacific Grove High School multipurpose room. A $1 donation will be requested at the door.

Central Coast Wine Watch

Warm summer days call for crisp, white wine

By JOE TARANTINO

SUMMER brings leisurely afternoons, picnics, and, more than any other season, occassions for crisp, white wine.

Warm weather encourages the consumption of young, zesty Rieslings or Gerwurztraminers for sipping, or to accompany light foods. But Sauvignon Blanc, a white wine of more robust proportions, is making more friends with each vintage.

Perhaps it is because the quality of California offerings has increased dramatically since the mid-1970s. Perhaps it is because Sauvignon Blanc, while not really a sipping wine, nor a replacement for a fine Chardonnay, offers a unique taste experience at a fair price; a wine best paired with smoked cheeses and shellfish.

The origins of white Sauvignons can be traced to Bordeaux and the upper Loire Valley in France, where firm, austere, dry wines have been made for centuries. Sauvignon Blanc also contributes to the fine sweet wines of Sauternes. While French offerings are made in small quantities, and are not cheap, they show the potential of the grape.

The Sauvignon Blancs of California display the distinctly grassy character of the grape; slightly pungent and herbaceous in the nose. Texturally, they are sometimes full and fruity, sometimes like their French counterparts, lean, youthfully tart and oaky.

There are now 6,500 acres of Sauvignon Blanc planted in California; hardly a boom compared to Riesling or Chardonnay, but it is increasing steadily. The bulk of the acreage is concentrated in the coastal counties were the cool, maritime climate is most hospitable to the grape. Western Sonoma has been cited as an especially favorable microclimate.

Sauvignon Blanc did not gain recognition in the public eye until the late 1960s when the Robert Mondavi Winery, considered by many as the foremost producer in the state, coined the term, "Fume Blanc" to describe a departure from the traditional austere, flinty, earthy style in favor of a fruity, crisp Sauvignon Blanc which was estimated to have wider appeal. And so it did. But do not be confused when you read a label: Sauvignon Blanc and Fume Blanc are made from the same grape.

Recent vintages have provided consumers with a dirth of fine Sauvignon Blancs in a range of styles. A rash of minor treasures emerged from 1980, a year blessed with virtually perfect growing conditions. 1981 and 1982 have shown similar quality. While French estate offerings may require several years to reach prime drinkability, most California Sauvignon Blancs are best consumed young. Among the more attractive wines are:

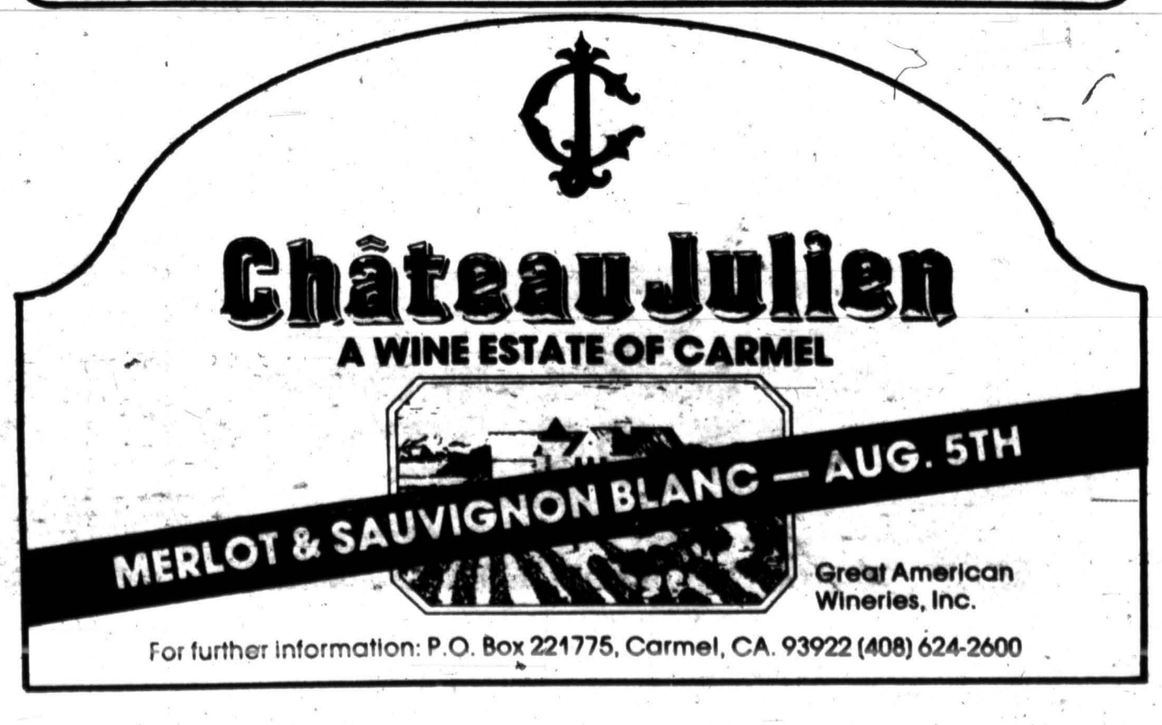
Kenwood 1982 ($8.50). This is the third in a string of likeable, direct style Sauvignon Blancs; well-balanced, delicate fruit flavors are offset by a citric-tinged finish.

St. Clement 1982 ($9), shows attractive, firm, mellon-like fruit and excellent balance, which similarly characterized the 1980 and 1981 vintages, both of which I highly recommend.

William Wheeler 1982 ($8), shows mild, herbal/grassy notes in the nose, and balanced, clean, understated flavors in the mouth. This wine is well suited for shellfish.

Sterling Vineyards 1980 ($9), while in short supply now, is worth seeking out by those who favor medium full flavored wines that show the subtle, earthy fruit, lively acidity and firm finish reminiscent of a good Graves.

For those who lean toward the full flavored side of the spectrum, almost any of the vineyard designated offerings from Chateau St. Jean should please. Also, the Stonegate 1980 ($7.50), is a big wine, with fat/soft fruit and a woody finish. Like most of the St. Jean wines, this is best served with full flavored foods.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Returning home with a political statement about power

Continued from page 1

Reunions aside, Debono will see his *Kings* staged for the very first time.

The idea for *Kings* grew out of a "Shakespeare on Film" class DeBono taught during the first festival.

The class discussed the fact that at one time, director Orson Welles wanted to string together on film a series of Shakespeare's plays.

Welles came to Hollywood to seek financing for the project and instead filmed *Citizen Kane*. "The rest is history," DeBono said.

But Welles' idea intrigued DeBono, who talked with brother Peter about the project. Both agreed that it would be ideal for the MPC stage and the festival.

The play's setting is sometime in the future after an unspecified global disaster. A group of survivors stumbles into a bombed-out theater.

The group begins to recreate the last plays performed in the theater — Shakespeare's English histories that include the kings Richard II through Henry VII.

The language in the play alternates from lines from Shakespeare's plays to DeBono's own words. "It's an original adaptation, I would say," he remarked.

"It's a statement, I think, against uncontrolled power," DeBono said. "I'm using the kings as symbols of power to make statements about how I feel about power today."

Kings, although its message is serious, is a comedy, he added.

"It's done, I hope, in comical fashion. I would call it a political cartoon," Debono said.

Brothers Peter and Jerry say there is no sibling rivalry when it comes to staging *Kings*.

"It's really been a good working experience for me because he's there all the time. It's a real joy to turn around and say 'what do you mean here?' rather than making something up as you go along," said Peter.

•

PETER ADMITTEDLY had problems last year interpreting several scenes when he directed the world premier of *Wintertime* at the Carmel Festival of Firsts. Author John Liam Joyce was unable to break away from New York City to be present for the production of his play.

"It's fine. I don't think with Peter and I working together that there's any kind of ego problem at all. There's no sort of temperament battles that go on," Jerry agreed.

DeBono also looks forward to working with Edward EmanuEL, the festival artistic director and director of the first Shakespeare Festival production three years ago.

EmanuEL, a theater professor at Fresno State University, wants to stage *Kings* in Wales during an annual festival in that country.

In addition, DeBono is in contact with several major city theaters in hope that the work can be produced for the upcoming season.

The production is a return to the stage for DeBono, who got his start writing for live television, then came to Carmel to author plays at the Studio Theatre and then returned to episode television before he wrote *Kings*.

THE MONTEREY Peninsula Shakespeare Festival, which opens July 27, is like old home week at Monterey Peninsula College. Festival managing director Peter DeBono (left) is reunited with brother Jerry Debono, who wrote *Kings*. *Kings* will make its world debut at the Shakespeare Festival on Aug. 4. In addition, Peter's wife, Terri is the company manager. *A Midsummer Night's Dream* director Jim Dunn studied with Jerry at San Jose State University. Jerry will also be reunited with actor Cliff Berry. The two worked together at the Studio Theatre in Carmel 25 years ago.

The 52-year-old DeBono got his start in writing during the "golden age of television" when live performances were the norm and color was still in the experimental stage.

"I wrote for evening drama in New York. This was during what is called 'the golden age of television' when the shows were live. In those days it was much easier to break into television writing," DeBono recalled.

He wrote such melodramas as the Kraft TV Playhouse production of *The 11 O'Clock Flight* starring Joanne Woodward. He also wrote public affairs programming for CBS.

But a series of events began in the 1950s that altered DeBono's life.

At this time television began its migration from New York to Hollywood.

"At the same time it was leaving, I wanted to stick with television and also get an education," he said. "I had no formal education except for high school and I wasn't very interested in high school when I was there."

Knowing that his grades were not good enough for a major university, DeBono chose to attend a smaller junior college.

•

COINCIDENTLY, FRIENDS Betty Hackett and her husband, the late Royden Martin, were opening the Studio Theatre in Carmel.

DeBono enrolled at MPC and put together a musical-comedy revue called *8 and Run* for the initial Studio Theatre offering when it opened in 1958.

Younger brother Peter ran the lights for the show. "The lightboard at this time was a wall switch," Jerry said. "You had to switch two at the exact same time to get a perfect blackout."

While he attended general education classes, DeBono also wrote scripts for former MPC Drama Department Chairman Morgan Stock before the opening of the new theater.

"Morgan was operating out of a broom closet," DeBono laughed. "I think the theater was a bunch of orange crates."

After MPC, DeBono enrolled in San Jose State University. During the summers, he worked with the Studio Theatre. Eventually he obtained a lifetime teaching credential. Little did he know that one day it would come in very handy.

Like nearly all job seekers, DeBono had to go where the action was. In his case, it was television and the small screen was booming in Los Angeles.

He moved to the Los Angeles area and worked on scripts for a variety of shows. "Most of them were doctor shows," he said.

But it all came to an end six years ago.

One day out of frustration he threw his hands up in the air and quit right in the middle of writing a script for the *Quincy* series, which stars Jack Klugman.

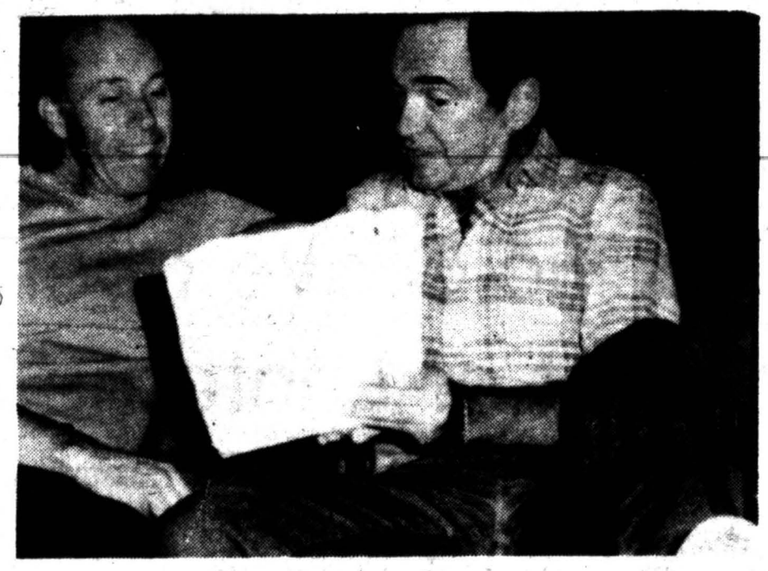
"I was burned out. I had been doing it for 25 years. I never went back and I never want to go back. There's never anything gratifying about writing episodic television," he said.

DeBono, who fell in love with the education field at MPC and San Jose State University, now teaches in a "magnet" program for gifted children in an inner-city Los Angeles school and spends his summers on the Monterey Peninsula.

Kings opens on the MPC stage at 8 p.m. Aug 4. It will run in repertory with *A Midsummer Night's Dream*, which debuts at 8 p.m. July 27.

Tickets are $6 general admission, $4.50 for students, military and senior citizens, and $3 for children under 13.

Reservations are advised. For tickets or more information, call 646-4213.



JERRY DEBONO, author of *Kings*, discussed a scene with actor Cliff Berry, who plays one of the Henrys in DeBono's original play that opens at the Monterey Peninsula Shakespeare Festival Aug. 4. The two worked together 25 years ago at the Studio Theatre in Carmel.

Pine Cone Classifieds For Fast Results

'I would call it a political cartoon'

JERRY DEBONO sulked while Betty Fowlston gave a speech during the Studio Theatre's production of *The Psyche of Dianne O'Day* that was staged 25 years ago. DeBono, who also wrote that script, is the author of *Kings* which makes its world premier Aug. 4 during the Monterey Peninsula Shakespeare Festival. *Kings* will run in repertory with *A Midsummer Night's Dream*, which officially opens the festival at 8 p.m. July 27 on the MPC stage. Mrs. Fowlston is still acting. Her most recent credit was the MPC production of *Pippen*.

RICHARD LA SALLE, noted Hollywood composer and conductor, pictured with his wife, Patty, has developed an original musical score for the Monterey Peninsula Shakespeare Festival production of *Kings!* which opens at 8 p.m. Thursday, Aug. 4 in the theater at Monterey Peninsula College, 980 Fremont St., Monterey.

Composer LaSalle changes his tunes from Hollywood to Shakespeare

Continued from page 1

producers would often want someone to add music which would "go over" the scene. "I'm good at that, but if there's a bad scene, the music's not going to help it even though the producers say to save it," he said.

This is his first venture in writing music for a play and it poses some difficulties for La Salle.

"There are three dances but I haven't seen anything done. It's not like a movie you can watch. Of course, in a movie you're always the last one to be involved, which doesn't leave much time to put something together," he said.

"I'm even putting together classical battle music," he laughed. "One of the dances is a take-off on the *Firebird Suite* that we call "fire-rock" done in a modern way and one comic scene is a take-off from the music about the entrance of the gladiators. There is also jazz and tap dance that I call "military jazz tap" done to *St. Louis Blues*. There's also music I've recorded on the keyboard in my studio," La Salle explained.

"It takes expertise to know what to put together — it's the same thing I do when I write film scores," he said. "I'm the last one in and I write 30 to 35 minutes of music for an hour show and I have to get it out even though I've only seen the film once or twice," he added.

"With a play I'm just reading a script and I have to try to anticipate the type of music I need with Jerry DeBono (the playwright) helping me on what his ideas are. When I see it all put together, there might be parts I might want to change," he said.

"In film, music is timed to a third of a second and you write the music to fit the mood. You don't have things timed that exact on stage and the mood often changes from one production to another," he explained. "Jerry is timing each scene for me but it's still a challenge," he added.

La Salle has been involved in music since he was 13 years of age. He majored in music at the University of Colorado in Boulder and after graduation joined the NBC affiliate KOA as a piano player in the staff orchestra.

•

HE FORMED a dance orchestra in 1942 and toured the country playing the major hotels on the East and West Coasts. He had the 10-piece band for more than 18 years.

"I played the Persian Room at the Plaza in New York and the Statler Hotel in Washington," he said. "It was there I met Richard Duckett, who came into the room while I was at the Statler," he said.

When La Salle decided to give up the orchestra, for which he arranged and orchestrated all the music, he came to Los Angeles in 1956 to enroll at UCLA and study with Miklos Rozsa, one of the best known motion picture composers in the country.

"I was playing in the Beverly Hilton Hotel with a quartet when Duckett came into the room. He said he wanted to make motion pictures. I asked him who's going to do the music and he said I was," La Salle explained.

"The first picture was *Tank Batallion*, a war picture with Frank Gorskin, Edward G. Robinson's son and Brett Halsey, who all got their start on this film," he said. "It was made in 1958 and it was a low budget film," he added.

Duckett had three pictures to do for American International Pictures and La Salle wrote the music for them. "As a result, Edward Small heard my music. It was the greatest experience I've ever had. In one year I wrote 13 pictures — they were what we called "meat and potatoes" pictures — about nine or 10 reels of film which was about an hour and a half long," he added.

"Patty learned the business end of my work; every picture was a package deal and we had to furnish the musicians. Patty became my contractor, kept care of the books, talked with agents and all," he said admiringly.

Patty and La Salle celebrated their 44th wedding anniversary last week. They moved permanently to Carmel a year ago, much to the chagrin of their friends. "I'm picking and choosing now," La Salle said. "When I did the Code Red series last season I found myself pushing and pushing. I've never had ghostwriters or anybody to do the score for me, even if I were working on two projects at a time," he added.

After *Kings!* is finished, the La Salles will take a trip to Europe, their first vacation in three years. They enjoy Carmel and say the people have been wonderful to them.

"One of the nicest things that happened to me was that they brought me into the (Carmel) Rotary and now I have the distinction of being house pianist," La Salle laughed.

"The people are so warm here and it's great being out of the rat race down there. I think Patty is boring people though, telling them how lucky they are to be living here," he chuckled.

"It was strange for me at first to get used to smiling so much here. When you see people on the streets they look right at you and smile and say hello," Patty said. "I was surprised at first. You can't do that in L.A., but now I'm getting used to smiling back," she added.

As for future plans, Patty would like to work with the library and do volunteer work at Community Hospital. "Anything I can do I will do," she stated. La Salle will most likely become involved in many other musical projects on the peninsula. He did say he was working on something but Patty wouldn't let him spill the beans just yet. We will all know about it eventually.

PLAYWRIGHT JERRY DeBONO and composer Richard La Salle collaborate on *Kings!* a premiere play for the 1983 Monterey Peninsula Shakespeare Festival which plays in repertory with *A Midsummer Night's Dream* scheduled to open Wednesday, July 27 and continues through August 27 in the theater at Monterey Peninsula College, 980 Fremont St., Monterey. For ticket information phone 646-4213.

Annual Shakespeare Festival opens on the MPC stage

The third annual Monterey Peninsula Shakespeare Festival will open with *A Midsummer Night's Dream* at 8 p.m. Wednesday, July 27 in the theater at Monterey Peninsula College, 980 Fremont St., Monterey. It plays Wednesday through Saturday, July 23 with a 2 p.m. matinee Sunday, July 24.

A gala reception will follow at approximately 10:30 p.m. Wednesday in the Kelley Gallery, 251 Alvarado, Doubletree Plaza, Monterey. The reception marks the opening of the festival and will give the audience an opportunity to meet and talk with the actors in the Shakespeare Festival Company.

Tickets for the reception are $5 per person and are available through the Monterey Peninsula College box office or phone 646-4213.

The festival also includes a new play based on the histories of William Shakespeare and Raphael Holinshed, *Kings!* which will open at 8 p.m. Thursday, Aug. 4 and will play in repertory with *A Midsummer Night's Dream* Wednesdays through Sundays through Aug. 27.

In adapting the play *A Midsummer Night's Dream,* director James Dunn has paralleled the four main groups of characters with similar groups in today's world. The fairies reach into and become part of the fantasy of today's new wave rock music. The rustics show up in hard hats, the royal aristocratic court becomes a group of wheeling and dealing business executives and young lovers remain young lovers, updated with the changing times.

Dunn brings a distinguished background to his modern, high-tech interpretation of Shakespeare's fairy tale comedy. He was artistic director of the California Shakespeare Festival in the 60s and artistic director of the California Actors' Theatre in the 70s. He is currently chairman of the dramatic arts department at Marin College and had just completed his work as director in *King Henry IV, Part I* by David Ogden Stiers at the Old Globe Theatre in San Diego.

Playwright and television writer Jerry DeBono, author of *Kings!* brings a historical rendition of Shakespeare's most famous English kings to the stage. Set amidst the aftermath of an Armageddon-like disaster, the play reconstructs the pieces of a once vibrant culture as it introduces the discoveries of Shakespeare's kings.

The festival's productions are part of an intensive professional training program for actors and actresses. Local children will take part in *A Comedy of Errors* at the Renaissance Village Faire which also features unusual crafts, foods, Elizabethan magic acts and entertainment for the whole family. Admission to the faire is free.

Tickets for *A Midsummer Night's Dream* and *Kings!* are $6 general admission, $4.50 students, military and seniors and $3 for children. For reservations, phone 646-4213.

Renaissance Faire needs volunteers

Crafts people and food sellers are encouraged to rent a booth at the Monterey Peninsula Shakespeare Festival Renaissance Village Faire, from 10 a.m. to 5 p.m. Aug. 6, 7, 13 and 14 on the lawn near the music and art buildings of Monterey Peninsula College, 980 Fremont St., Monterey.

The event will combine food and crafts sales with an Elizabethan atmosphere and will include merchants in costume, festival actors, authentic Elizabethan activities, theme related foods and free performances by the festival Children's Theatre production *A Comedy of Errors.*

Booths will be set up around the grassy area on the campus. Assigned spaces are approximately 10 feet by 12 feet, with booths, tables and other equipment to be provided by each seller.

A non-refundable fee of $15 per day is required to reserve festival space. In addition, the faire receives 10 per cent of gross sales upon checkout. Sales tax of six per cent must be charged on all merchandise sold, which can be recorded through Monterey Peninsula College.

Application is open to sellers of hand-crafted items as well as food and other theme-related services. Among those who plan to participate are jewelry, pottery, leather, wood and clothing vendors and artists of all types.

Included in faire participation is an extensive advertising campaign. For an application or more information, phone 646-4190 and ask for Robert Griffin or Bonnie Compton.

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Home Improvement Guide

Look to wallcoverings to give room whole new mood

By LIS KING

Yes, you can redecorate a room without going broke. The trick is to spend your money where it counts, and according to designer Jerry Pappia that place is the walls!

"The walls represent the largest surface of most any room," explains Pappia, who designs wall and fabric fashions for the Thomas Strahan Company. "So it's hardly surprising that wallcoverings can work decorating miracles. Expanding space in small rooms, refreshing tired ones, and adding interest where needed are just a few of their talents.

"As a matter of fact, it's enough to just put up a new wallcovering if your budget is *really* strained. Even if you leave everything else the way it was, the room will have an entirely *new look*."

But choosing among the thousands of designs and colors may confuse first-time wallcovering shoppers, so Pappia offers some hints to narrow the choices:

• To get started, you might look at patterns in the same style as your room. That is an almost foolproof method, if not terribly exciting. For more chic, try a design in the same period as your furniture, but in an unexpected color. Today's popular grid designs are decidedly contemporary, for example, but in a soft color they will suit more traditional and country rooms as well.

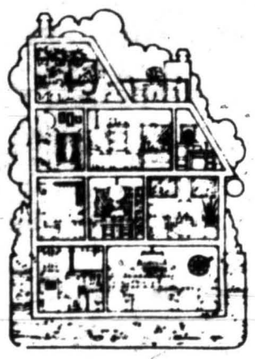
• If you don't have much furniture, go with a really dramatic wallcovering. It will help the room look furnished.

• Coordinated wallcoverings are a boon to insecure do-it-yourself decorators. Lots of collections today offer a variety of patterns and colors, all planned to go together, for use in the same or adjoining rooms. These groups often include fabrics, for draperies, pillows and such, automatically giving you a professionally designed scheme. "Chelsea House" by Strahan and "Good Neighbors" by Style-Tex are good examples of collections featuring groups of go-together designs.

• Got a tiny room you would like to save from its feeling of claustrophobia? Try a small-scaled pattern in light colors, a metallic wallcovering that will act almost as a mirror, or certain large-scaled designs that will lead the eye beyond the walls, thus creating an illusion of space. Trellis-type patterns are among the designs that open up a room.

• A too large room will look "cozier" if treated to a wallcovering with dominant colors and design. A rousing plaid in the warmest of colors, and a floral motif on a dark blue, green or burgundy background are good examples of designs that would minimize rooms of ball park proportions.

• Choose a pattern that leads the eye upward, if your problem is low ceilings. A vertical stripe would be perfect.



• To "lower the ceiling" of a too lofty room, break the height with a dado about halfway up the wall, or find a wallcovering with horizontal stripes.

• Any over-all design, from checks to florals, will do a lot to cover up the "broken-up" appearance of rooms with too many windows, doors and other irregularities. Also, use valances and draperies to match the walls to disguise an over-abundance of windows, and paper the doors to match the walls.

If the doors are the paneled type, cover up the inside of each panel, and paint the "frame" of each panel to coordinate with the wallcovering.

• Old houses and apartments may have exposed pipes. Cover them to match the rest of the room, and they will disappear right into the walls.

• It helps to check out designs right in the room to be decorated. For the light at home is often different than that of the store, and even experienced shoppers tend to suffer from amnesia when it's time to match new patterns with carpets, pillows and other elements of the room.

Mini-book versions of the usual bulky wallcovering collections are Strahan's answer to this problem. The mini-book can be purchased from retailers, or mail-ordered from Strahan.

The first mail-order collection of this type is "Compositions," which features 128 styles, all handsomely textured and very versatile. Designs range from small country prints and perky plaids to grasscloths and linens.

To mail-order the Compositions collection, send $5.95 to Strahan Wallcoverings, 10 New England Executive Park, Burlington, MA 01803.

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FASHION DESIGNER GLORIA SACHS created a romantic "Woodland Tryst" tablesetting to complement the Parasol china pattern from the Lantana Collection introduced by Lenox. Ms. Sachs, along with four other top-name designers, demonstrated how to add creative touches to the table for your next celebration.

Top fashion designers give tips for "dressing up" tables with flair

Here are tips from the designers on "dressing up" tables, which you can adapt to suit your entertaining style—whether casual, formal, or a mixture of moods.

• Use bold, colorful prints with patterned china: Geoffrey Beene, winner of many Coty awards, the fashion industry's most coveted prize, used a strikingly bold floral cloth to reflect the bright colors and lively floral design of the Wind Chimes china pattern.

Long tapers placed in crystal candlesticks surrounding a spring bouquet, set the appropriate mood for "A Celebration of Success."

• Combine pattern on pattern: Kasper, a three-time Coty Award winner, chose Lantana's dramatic black and white Ebony Rose and complemented it with a mixture of black and white prints and checks creating a strikingly sophisticated feeling for his formal tablesetting, "Dinner at a Country Estate." He chose a deep red floral centerpiece, which added a dramatic and colorful touch.

• Mix stripes and flowers: The current Coty Award winner Adri used a boldly striped cloth to highlight and enhance the prominent floral pattern in Lantana's Melanie.

Summer elegance

The buffet service, themed "A Summer's Evening Supper," demonstrated how stripes and flowers can be combined to create a striking yet elegant table setting.

• Make a statement with flowers: For her tablesetting "Woodland Tryst," award-winning designer Gloria Sachs selected the naturalistic floral Parasol pattern and created a richly-romantic country tablesetting with soft hues of lavender, pink and white.

The centerpiece arrangement combined pink tulips, white roses, and assorted woodland flowers and vines along with long white tapers in crystal candlesticks placed next to both settings.

• Celebrate every occasion with style: Another Coty Award winner, Betsey Johnson, demonstrated how a simple occasion like a birthday party can be transformed into an elegant and chic celebration. She used a lavender lace cloth to highlight the soft pastel hues in the Garden Gate pattern with its country design.

Party time

Her "Birthday Celebration" tablesetting also featured champagne glasses lined with gold metallic doilies into which she placed iced cupcakes fitted with tall slim candles and single flowers.

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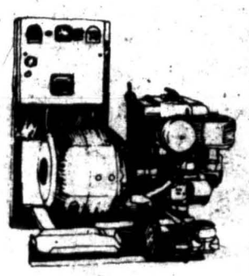

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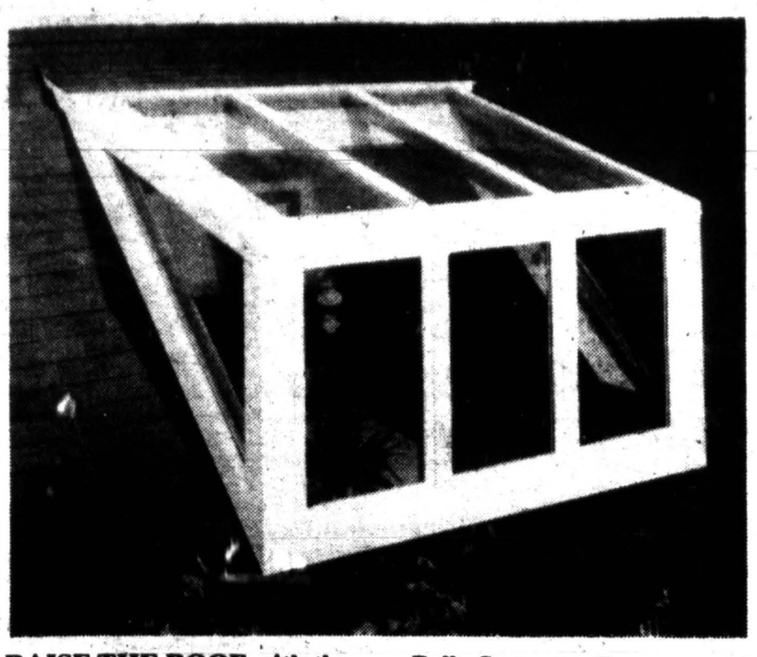

RAISE THE ROOF with the new Pella Sunroom Dormer, and create a very special place - a romantic attic that's bright and spacious. It features energy-efficient glazing, solid wood construction, and a protective jacket of low-maintenance aluminum on the outside. And because this dormer is part of the Pella system, each one is available in a wide selection of sizes and styles. It will fit various roof angles, too. For information on installing a Sunroom Dormer in your home, call Carmel Glass at 624-8244.

Home Improvement Guide

New adjustable power vac

Consumers who want a vacuum cleaner powerful enough to remove embedded dirt from a thick carpet yet gentle enough to clean sheer curtains or fine upholstery fabrics can find both features in the new Vactronic electronic vacuum cleaner, reports The Eureka Company.

By means of solid state electronics, the user can fine-tune the Vactronic's motor to the most effective level for each cleaning task. Its adjustable suction power can be increased up to 4.0 peak horsepower for heavy-duty vacuuming chores, or reduced to a fraction of that strength for delicate items.

According to the manufacturer, the Vactronic is also noticeably quieter than most other vacuum cleaners, and can even be used while talking on the telephone.

The Vactronic comes with a complete set of cleaning tools and has a suggested list price of $399.95.

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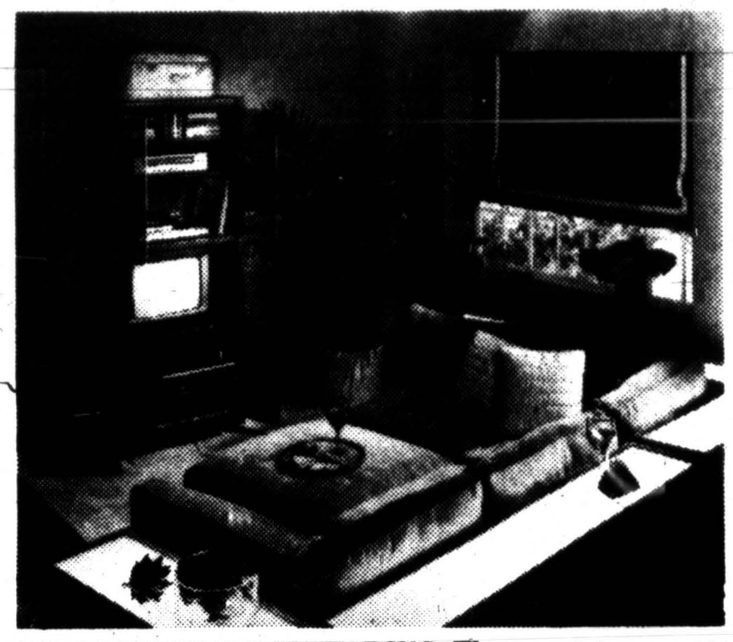
Media room "re-humanized"



"VIDEO FEVER" IS SPREADING. The symptoms are easily recognized. It starts with a simple TV; builds with the addition of a cable box and videocassette recorder; rises with the introduction of video games, remote controls and a hand-held camera; and, finally, is compounded by a giant projection TV screen. The fever is causing a headache for those who find living space scarce enough for the necessities, let alone life's little—or big—pleasures. But "remedies" do exist, as in this media room. A primary objective, in addition to finding a storage solution for video components, was to prevent so much equipment from overwhelming the living space. "Re-humanizing" was achieved by arranging ottomans and seating of a modular sofa into a plush, adult "playpen" that invites one to stretch out and watch a favorite movie or show. TV, VCR and even stereo equipment are compactly and safely stacked in a towering Gusdorf video cabinet. It's furniture that is purposely designed for electronics equipment. Note how the TV fits perfectly into its slip-in compartment as though it were custom made; and how the VCR pulls out on a retractable shelf for easy loading of tapes. In this media room, "video fever" is in check.

If you would like your ad to appear in this section next week, please call 624-0162.

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Mid pleasures and palaces
though we may roam,
Be it ever so humble,
there's no place like home;
A charm from the sky
seems to hallow us there,
Which, seek through the
world,
is ne're met with elsewhere.
Home, home, sweet home!
There's no place like home!
There's no place like home!

John Howard Payne

FREE GUIDE TO THE BEST BAR, BAR NONE

Put together a perfectly proper home bar for under $100 with the help of a handy new guide filled with tips from the nation's leading bartenders.

Top mixologists offer their recommendations on what and how much to buy for typical party situations as well as prescribe ways to prepare prize-winning drinks like a pro. Additional sections discuss bartools, glassware, and offer good-spirited toasts for all occasions.

The producers of Bell's Scotch "Extra Special," the best-selling Scotch in Britain, have produced the free guide to the Best Bar, Bar None.

To obtain a copy, mail a stamped, self-addressed, business-size envelope to: Bell's Scotch Bar Guide, 888 Seventh Avenue, New York, NY 10106.

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FSLIC

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625-1931

How to keep collectibles looking their very best

If you use a toothbrush and hair blow dryer to clean your collectible plates and figurines, you're not alone. Experts at The Norman Rockwell Museum say that everyday household items can help keep valuable collectibles looking their best:

• Collectibles seldom need a "bath" if they're dusted regularly. When you dust, say our experts, use a soft, small paintbrush or toothbrush with flexible, soft bristles; either object should, of course, be *clean*. A cloth or feather-duster could get caught in a figurine and snap off a finger!

• To wash figurines and non-decal plates, line a sink with a dish towel, so the porcelain won't bang or break. Fill the sink with warm water and a mild soap like Ivory. (Abrasive cleansers could damage the collectible's surface.) Most plates can simply be soaked, without scrubbing. The Norman Rockwell Museum suggests using a soft bristle toothbrush to gently clean figurine nooks and crannies if necessary.

An alternative to sink washing is to mix lukewarm water and soap in a spray bottle, and spritz each sculpture until clean. To rinse, spray with warm, clear water. Dry the pieces gently with a clean, soft towel, let them "air dry," or use a blow dryer.

Do not wash fine collectibles in a dishwasher: your collectibles were never meant to withstand the washer's heat.

For special problems, the experts give this advice:

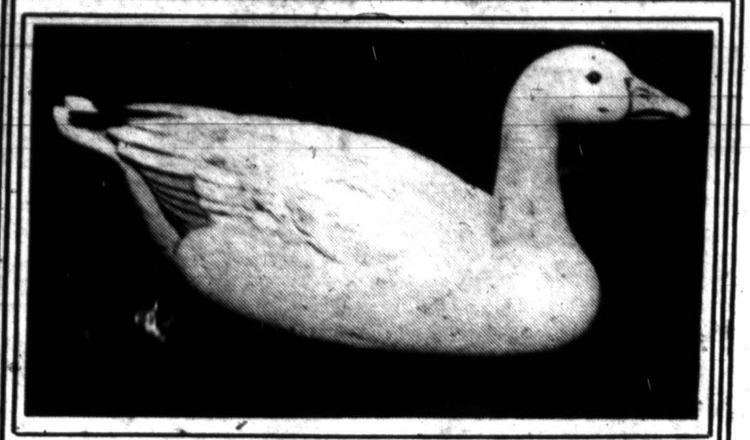
• If there's an attached wooden base on the sculpture, prevent warping by wrapping the base in a plastic bag, then wrapping a towel around the bag before you clean.

• If you happen to get an ink spot or other stain on your collectible, wash the stain out fresh, before it sets.

• Be careful with felt bottoms or felt pads. Green felt, especially, will bleed when wet. If the felt does get wet, it should be allowed to dry overnight, otherwise the wet felt will cause a permanent stain on your table or other surface.

• Dust decal plates when they need it, but avoid cleaning them with water.

The Pine Cone is your hometown newspaper!



If you love game birds you will love this gallery. Beautiful decoy carvings, quail and birds by the dozen, carved wooden toys, music boxes, inlaid wood boxes and pictures, carved faces, wooden sculptured animals, carousel and small rocking horses, decoy kits - paint your own, wooden attache cases, many carved whimsies and whales and African sculpture to capture your fancy in this charming gallery.

We carve to order.

WHITTLER'S MOTHER WOODCARVERS GALLERY

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Sunset Views

Good reason to worry

By RICHARD TYLER

WHEREVER you go these days within the world of the non-commercial arts, there are worried faces, nervous glances at balance sheets, and gloomy predictions of dire things ahead.

While it pays to be wary of the doomsayers, there is good reason for worry. Federal funding for education, the humanities, and the arts has been seriously cut back. Given the recession and the apparent mood of hostility in the electorate toward public spending in general, such cutbacks are more likely the beginning of a trend than a temporary aberration.

Reductions in spending for education have placed many universities and colleges in severe financial difficulties. Reduced funding for all three areas — education, humanities, and arts — has impact on the non-commercial theater in this country where close ties are developing between institutions of higher education and non-profit resident theater companies.

It should be noted that this situation is neither novel nor surprising. The arts and humanities, perceived as luxuries, have always been vulnerable whenever the funders (whoever they might be) decide to tighten the purse strings (for whatever reasons). Education fares better so long as its byword is "fundamentals" and its slogan "back to basics," but that provides little solace for those of us in the arts. The arts have always had to struggle for funds, have always had to stand near the end of the charity line, and have always been more likely than most to go away empty-handed when times were lean.

But what is to be done? Must we choose between either impotently wailing and gnashing our teeth or shrugging our shoulders and lamely assuring ourselves that, despite everything, the theater has always survived?

Prosperity can weaken us. This is part of the old and familiar debate about government subsidies to the arts. They free us from commercial pressures that inhibit innovation and appeal to the lowest common denominator, yet they can lead to an equally inhibiting government control and censorship.

Although the present Republican administration drastically has cut aid to the arts, it has been charged that the previous Republican administration dramatically increased its support for the express purpose to gain control over the arts. The truth of this allegation is immaterial. The point is that it always can become the truth, no matter what party is in power.

There is no formula for excellence in art beyond the excellence of the artists, and there is no escape from the dilemma of non-profit artists caught between the need for subsidies and the external control that subsidy inevitably threatens. There is no argument that a theater reduced to the limits of the marketplace — a solely commercial theater — would be an improverished theater indeed.

The commercial theater can, in fact, gain immensely from a healthy subsidized theater as the theater of London in recent years amply demonstrates. Yet subsidies always imply the possibility that the funds can be cut off if the patrons are not pleased. That, in turn, implies external control whether the funds come from government, corporations, or private sources. But the theater always has depended on its patrons — its audience. This is true whether the patron is the average ticket buyer, an Italian prince, or the NEA.

THIS WEEK AT SUNSET CENTER

THURSDAY, JULY 21

Gym	Rising Star Gymnastics Class	8:30 a.m.-6 p.m.
Gym	DanceXercise Class	6 p.m.
Room 16	Nancy Johnson's Watercolor Class	9:30 a.m.
Room 13	Ballet Exercise for Adults	9 a.m.
Room 13	Ballet Exercise for Adults	10 a.m.
Scout House	Future Shape Energy Lab Exercise Class	6 p.m.
Bingham Room	Nursing Seminar	8:30 a.m.
Carpenter Hall	Carmel Bach Festival Lecture	3 p.m.
Chapman Room	Carmel Bach Festival Dinner	6 p.m.
THEATER	CARMEL BACH FESTIVAL RECITAL	10:30 a.m.
THEATER	CARMEL BACH FESTIVAL CONCERT	8 p.m.
Forest Theater	Forest Theater Guild presents LION IN WINTER	8:30 p.m.

FRIDAY, JULY 22

Gym	Rising Star Gymnastic Classes	9 a.m.-5 p.m.
Gym	DanceXercise	6 p.m.
Gym	Kung Fu	7:30 p.m.
Room 16	Oil Painting Class	9 a.m.
Room 13	Ballet, Exercise for Adults	8 & 10 a.m.
Room 13	Ballet, Intermediate Class	4 p.m.
Scout House	D'Angelo Healing Group	2:30 p.m.
Bingham Room	Nursing Seminar	8:30 a.m.
Carpenter Hall	Carmel Bach Festival Luncheon	12:30 p.m.
Carpenter Hall	Carmel Bach Festival Lecture	3 p.m.
THEATER	CARMEL BACH FESTIVAL CONCERT	8 p.m.
Forest Theater	Forest Theater Guild presents LION IN WINTER	8:30 p.m.

SATURDAY, JULY 23

Gym	Rising Star Gymnastics Classes	9 a.m.-1 p.m.
Pottery Room	Paul White Ceramic Class	9 a.m.
Room 16	Susan Long Painting Class	9 a.m.
THEATER	CARMEL BACH FESTIVAL OPERA	3 p.m.
THEATER	CARMEL BACH FESTIVAL RECITAL	11 a.m.
CARPENTER HALL	CARMEL BACH FESTIVAL RECITAL	7:30 p.m.
Scout House	Greek Dance Nite	7 p.m.
Forest Theater	Forest Theater Guild presents LION IN WINTER	8:30 p.m.

SUNDAY, JULY 24

Scout House	Gathering of the Way Meeting	10:30 a.m.
FOREST THEATER	FREE CONCERT — TROIKA BALALAIKAS	2 p.m.
THEATER	CARMEL BACH FESTIVAL MASS	2 p.m.

MONDAY, JULY 25

Room 16	Nancy Johnson's Sketch & Wash Drawing Class	9:30 a.m.
Room 16	Life Drawing Class	1 p.m.
Pottery Room	Paul White Ceramic Class	7 p.m.
Gym	Rising Star Gymnastics Classes	8 a.m.-7:30 p.m.
Gym	DanceXercise Class	6 p.m.
Room 13	Ballet Exercise for Adults	9 & 10 a.m.
Room 13	Ballet for Children	4 p.m.
Room 13	Ballet, Intermediate, Teens & Adults	5 p.m.
Room 13	Ballet, Beginning Teens, & Adults	6:30 p.m.
Chapman Room	Central Coast Art Meeting	7:30 p.m.
Carpenter Hall	Carmel Bach Festival Lecture	3 p.m.
THEATER	CARMEL BACH FESTIVAL CONCERT	8 p.m.

TUESDAY, JULY 26

Gym	Rising Star Gymnastics	8:30 a.m.-4 p.m.
Gym	DanceXercise Class	6 p.m.
Room 16	Oil Painting Class	9 a.m.
Room 16	Oil and Watercolor Painting Class	1 p.m.
Room 16	Life Drawing Class	6:30 p.m.
Carpenter Hall	Gymboree for tots, 3 mos.-4 yrs.	9 a.m.-8 p.m.
Scout House	Future Shape Energy Lab	6 p.m.
Scout House	Greek Dance Class	7 p.m.
Chapman Room	Duplicate Bridge, Open to all players	12:30 p.m.
THEATER	CARMEL BACH FESTIVAL CHILDREN'S CONCERT	2 p.m.
THEATER	CARMEL BACH FESTIVAL CONCERT	8 p.m.

WEDNESDAY, JULY 27

Gym	Rising Star Gymnastics	1-7:30 p.m.
Gym	Shoalin Kung Fu Class	7:30 p.m.
Gym	Stretchercise Class	6 p.m.
Room 16	Nancy Johnson's Watercolor Class	9:30 a.m.
Room 16	Jeanne Fosnot's Art Workshop	1 p.m.
Room 13	Ballet Exercise for Adults	9 a.m.
Room 13	Ballet for Children	4 p.m.
Room 13	Ballet, Intermediate, Teens and Adults	6:30 p.m.
Room 13	Ballet, Beginning, Teens and Adults	6:30 p.m.
Pottery Room	Paul White's Ceramic Class	7 p.m.
Carpenter Hall	Gymboree for tots, 3 mos.-4 yrs.	9 a.m.
Chapman Room	Greek Dance Class	10 a.m.
Scout House	Troop 3 Meeting	7 p.m.
Carpenter Hall	Carmel Bach Festival Lecture	3 p.m.
Bingham Room	Radha Soami Society Meeting	7 p.m.
Chapman Room	Ekankar Meeting	7 p.m.
CARMEL MISSION	BACH FESTIVAL CONCERT	9 p.m.

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A dance workshop

TISHIA HICKS, featured artist with the Santa Barbara Ballet, will present a master ballet class at the intermediate-advanced level from 5 p.m. to 6:30 p.m. Saturday, July 23 at the Monterey Dance Workshop, 559 Tyler St., Monterey. For more information, phone 649-0698.

Public Notice

NOTICE INVITING SEALED PROPOSALS

NOTICE IS HEREBY GIVEN that sealed proposals will be received by the Carmel Sanitary District at the District Office, 26358 Carmel Rancho Lane (P.O. Box 221428) Carmel, CA 93922, until 2:00 p.m. on August 2, 1983, at which time they will be publicly opened and read, for performing work as follows:

Construction of Water Pollution Control Plant Improvements (C-06-1286-110) in accordance with the Plans and Specifications therefor adopted, to which special reference is hereby made.

Pursuant to Section 1770 and following, of the California Labor Code, the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. Copies of such prevailing rate of per diem wages are on file at the office of the District, which copies will be made available to any interested party on request. The successful bidder shall post a copy of such determination at each job site.

Any contract or contracts awarded under this Invitation for Sealed Proposals are expected to be funded in part by grants from the United States Environmental Protection Agency and the State of California, State Water Resources Control Board. Accordingly, this Contract shall contain certain special requirements set forth in the Contract Documents. Included as part of the Specifications and special requirements is a Schedule of Wage Determination Decisions by the Secretary of Labor, and it shall be incumbent upon the successful bidder to pay not less than the minimum hourly wages required by said Schedule of Wage Determination Decisions to be paid to the various laborers and mechanics employed directly upon the site of the work, and in case of conflict with the prevailing rates established by the State Director of Industrial Relations, the higher rate shall obtain. In the event that any change in the above rates is made ten days prior to date of receipt of bids, said changed rates shall apply to this public project or work of improvement without adjustment in bid price.

Any contract or contracts awarded under this Invitation for Bids are expected to be funded in part by a grant from the United States Environmental Protection Agency. Neither the United States nor any of its departments, agencies or employees is or will be a party to this Invitation for Bids or any resulting contract. This procurement will be subject to regulations contained in 40 CFR Part 33.

Bidders on this work will be required to comply with the President's Executive Order 11246 (Equal Employment Opportunity) as amended by Executive Order 11375, and as supplemented in Department of Labor regulation (41 CFR Part 60). The requirements for bidders and contractors under this order are explained in the Contract Documents.

A pre-bid conference will be held in the offices of Morrison-Knudsen/Montgomery, 851 Munras Avenue, 2nd Floor, Monterey, California, at 2:00 pm., July 18, 1983, at which time the Supplemental General Conditions for Affirmative Action and Minority Business Enterprise Requirements will be explained and site visit will be scheduled. There will be an opportunity to view the worksite. All prospective bidders are encouraged to attend.

All proposals or bids shall be accompanied by a cashier's or certified check payable to the order of the Carmel Sanitary District amounting to ten percent (10%) of the bid, or by a bond in said amount and payable to said District signed by the bidder and a corporate surety. Said check shall be forfeited or said bond shall become payable to said District in case the bidder depositing the same does not, within fifteen (15) days after written notice that the Contract has been awarded to him: (a) enter into a Contract with the District, and (b) furnish Minority Business Enterprise Information, certificates of insurance, a bond of faithful performance and a payment bond as described in the Specifications.

Attention is directed to the right of the Contractor to substitute securities for withholds.

The results of the bidding will be reported to the District Board within sixty (60) days of the bid opening, at which time the District may award the Contract to the lowest responsive responsible bidder as so reported; however, said District Board reserves its rights to reject any or all bids and to waive irregularities of any bids.

No bidder shall withdraw his bid for a period of sixty (60) calendar days after the date of opening thereof.

All work is to be completed within 720 calendar days after date of Notice to Proceed.

Drawings, Specifications, Contract Documents, and proposal forms may be inspected or obtained from the District Office or Kennedy/Jenks Engineers, 657 Howard Street, San Francisco, CA 94105 or 543 Byron Street, Palo alto, CA 94301. Documents can be picked up or mailed only after receipt of payment. All checks must be made out to the "Carmel Sanitary District."

Plans, Specifications, and proposal forms are available for a non-refundable fee of $90.

The $90 fee will be returned to general contractors who submit bonafide proposals to the District and return their plans and Specifications in good condition.

Dated: June 13, 1983.

JAMES R. KLOPFER
SECRETARY,
CARMEL SANITARY DISTRICT
Publication Dates: July 14, 21,
(PC712)

Roundup

Volunteers in Action needs people

Volunteers in Action needs people to volunteer for various community activities, including visitation programs for those who have no family or personal support system such as the mentally retarded, physically handicapped, very aged or children of single parents.

They also need gift shop assistants to wait on customers, assist in stocking, tagging and selling consignment merchandise. Flexible times may be arranged.

Volunteers may help deliver meals to shut-in seniors; give clerical assistance on an "on call" basis to help agencies with special projects and work with boys ages seven to 17 in a recreational setting to instruct or assist in sports programs, crafts, video games and other activities.

Volunteers in Action also needs people to assist the Shakespeare Festival committee as publicity assistants, seamstress/costume designer and scenery painting.

To volunteer for any of these positions phone 373-6177 or stop by the Volunteers in Action office at 444 Pearl St., Suite A-26, Monterey.

Artist's Studio Tour scheduled

Pacific Grove artists will open their studios from 11 a.m. to 4 p.m. Saturday, July 30 at various locations, most of which are within walking distance, in Pacific Grove.

Artists scheduled to participate include Peggy Martin Knight, Ray Magsalay, Barbara Williams, Chris Bell, Carol Huntington, Melinda Lindsley, Joyce Lair, Sam Colburn, Susan Dorf, Etchers West Studio and Peninsula Potters.

They represent such disciplines as painting, drawing and graphic arts; printmaking, which includes silkscreening and etching; textile arts, which include weaving, spinning and dying; and ceramics, which include glaze throwing, firing; and portraiture, watercolor and sculpture.

Many of the artists will demonstrate their techniques. Refreshments and music will be offered in various locations. Tickets are $6.50 per person and include a performance at 4:30 p.m. of *The Brel You Say* in the main gallery of the Pacific Grove Art Center, 568 Lighthouse Ave., Pacific Grove.

Drama in Pacific Grove

ROBERT COLTER as George, a cattle ranch hand and Lennie, played by Bruce Russell, hide from the ranch hands in this scene from John Steinbeck's *Of Mice and Men,* playing at 8 p.m. Friday and Saturday, July 22 and 23 and at 2 p.m. Sunday, July 24 at the Pacific Grove Middle School auditorium, 835 Forest Ave., Pacific Grove. Tickets are $5 general admission and $3 for students, seniors and enlisted military.

Greek entertainment

ZENOBIA, a belly dancer, will make a special appearance at a Greek dance party scheduled from 7 p.m. to 12 midnight Saturday, July 23 at the Boy Scout Hall, located on the corner of Mission Street and Eighth Avenue in Carmel. Tickets are $7 at the door and include wine and hors d'oeuvres.

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TRY ANY COMBINATION YOU WANT...
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12 EGG ROLLS	24 FRIED SQUID
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SERVES 10 to 12 PERSONS
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Minimum 10 words. To compute cost of advertisement, multiply number of words X cost per word based on number of insertions. Example: A 15-word ad published 3 times will cost 15 x 65¢ or $9.75. Publisher reserves the right to refuse copy for any reason.

TO PLACE YOUR ADVERTISEMENT PHONE (408) 624-0162

DEADLINES: To be published under the appropriate category, ad must be received before 4 p.m. Friday preceding the date of publication. Any ads submitted after that time may be published under the "Too Late to Classify" section.

Too Late to Classify

MOVING TO PARIS! Everything must go. Furniture, book cases, antique double bed/mat. & box, misc. household goods. Sat. July 23, 162 Lighthouse Ave., P.G. 10-5 373-8370. 7-28

COLLECTABLES FAIR...don't miss this spectacular event at the Monterey Conference Center Fri., Sat., Sun. July 29, 30, 31, 1983 — Plates, dolls, figurines, bottles, coins, antiques, carvings, Indian artifacts, gems, and many other desirable items: Scotty Ingram, Norman Rockwell's favorite child model and authority will be there for autographs and seminars. 7-28

WANTED: Garage to rent in Carmel. Call Barney, 624-3868.

WANTED: Queen and king beds, down pillows and comforters. Sheets and pillowcases. All must be in absolute mint condition. 624-3004. 7-28

'72 VW BUG. Excellent condition inside and out. 7,000 miles on new engine, $2,100. 373-8370. 7-28

1970 KARMEN GHIA. Runs great. Looks great. $2,250. 899-1100 or 373-5483. 7-28

'82 VOLVO GL wagon, AT, air conditioning, cruise control, AM-FM stereo, leather, elec. windows. 624-0883 or (916) 961-4295 leave message. Must sell by 23rd $13,600 or best offer. 7-28

OWNER WILL TRADE 2,340 sq. ft. house in San Juan Capistrano area for condo or house in Carmel area. $230,000 appraised value. Call G. Pender. Work 714-493-8181 ex. 315, home 714-496-0732. 8-11

RESPONSIBLE FEMALE New England educator seeks housesitting situation for all or part of August. Local references available. Call Doug at 624-1197 or 625-6225. 7-28

TO RENT: CARMEL Lopez near 2nd. 1 bedroom, 1 bath $625/mo.
TIERRA GRANDE panoramic view, 3 bed, 2½ bath plus family room. Double garage. Washer/dryer. $1175/mo. Vintage Realty, 624-2930. TF

FURNISHED LIVING quarters for single, adult working female. Avail. for 2 mo. Now. 624-4285.

REIKI TREATMENTS and polarity therapy. Wed. thru Fri. $20. Soothe nerves, balances system, clears mind. Carmel Valley 659-2518. 8-11

DRIED APRICOTS $3/pd. and other fruits and vegs. available. Bertuccio Farms. 2410 Airline Highway, Hollister. 637-6621. 8-11

Too Late to Classify

SECRETARIAL DESK with typewriter wing and chair. Superb. $200. Also plants and hatch cover. 625-2485. 7-21

POTTERY SALE mugs and bowls. 50-60 percent off. Thurs., Fri., Sat. July 21 thru 23. Marisol Pottery at The Farm Center, Carmel Valley Rd. 625-0140. 7-21

GIZDICH RANCH Pick-your-self strawberries 42 cents pd. Hwy. 1 to Watsonville. Take Riverside Dr. offramp, east 3 mi. left on to Lakeview Rd. for 2 miles. Fields on Lakeview and Carlton Rds. Bring containers. Open daily 8-5 722-1056. TF

DISHWASHER built-in G & S $75, disposer and stainless steel double sink $65. Call 624-3205. 7-28

Help Wanted

MAID $25 for 3 hrs. wk. 9-12 a.m. 3-5 days a week (bonus for working 6 days) starting Aug. 8 for 9 weeks. Must be expert laundress. Please send complete qualifications and references with background material to K.M. Box 522, Carmel Valley, CA 93924. Must have own transportation. 8-4

ENERGETIC, enthusiastic, outgoing person wanted for full-time retail sales position. Serious health-minded, career-oriented individuals should apply at The Vitamin Center, 103 Crossroads Blvd., Carmel 93923. 7-21

OVERSEAS, cruise jobs. $20,000-$60,000 a year possible. Call 805-687-6000 ext. J-1605. 8-11

CARMEL BEAUTY SALON has private booth available. Will rent, lease or consider commission. For interview phone 624-6642 evenings. Sun. and Mon. 384-8649. 7-28

GOVERNMENT JOBS. Thousands of vacancies must be filled immediately. $17,634 to $50,112. Call 716-842-6000, Ext. 4884.

RIVER SCHOOL teacher desires loving care for infant daughter during school year. References required. 659-2103. 7-21

SALESPERSON. Plum Pretty, prefer applicant wear large sizes. 625-1041.

RESPONSIBLE PERSON to learn group fook service. On-call schedule, Sep.-June, noon meal. Reply: LMT, box 348, Carmel Valley, 93924.

PINE CONE classifieds for fast results.

Summer Jobs For Youths

I WILL babysit evenings in your home. Lots of experience and references. Annette, 625-6767, 375-9240.

RESPONSIBLE 15-year-old will babysit, clean house, care for pets — you name it. Call Elizabeth, 373-4516.

Situations Wanted

SECOND-HAND grandmother wishes to relocate to the Carmel or Monterey area. Seeks nanny and/or housekeeper position with private quarters. Will do light housekeeping and gardening. 26 years' experience in childcare, home-management. Own car and C.D.L. Salary negot. References. Mrs. B. Fite, 2 Oak Ave., San Rafael, CA 949901. 415-453-2379, 8 a.m.-8 p.m.

INTERNATIONALLY known photographer seeks funding for special projects. Investment guaranteed, excellent tax advantages. Complete details available. Interested parties contact Tom Millea, P.O. Box 4212, Carmel, CA 93921 or phone 899-0368.

EXPERIENCED HOUSEKEEPER, reliable. Local references. 624-0621.

NURSE/COMPANION position desired by professional, bondable lady with 12 years work related experience. Excellent references. Will negotiate live-in arrangements. Please call 1-662-1961.

THE SENIOR EMPLOYMENT SERVICE OF THE Alliance on Aging has a job bank of over 600 applicants for employment. These are all Seniors, age 50 and over, and they have lifetimes of skills and work experience.
If you have temporary or part-time jobs to fill, you might consider the advantages of hiring a Senior. Older workers are consistently superior with regard to the important attributes of reliability, punctuality, loyalty and respect for the work ethic. Call the Senior Employment Service at 649-1222; from Salinas call 443-0222. Remember, it's free!

Personals

ANY INFO. on Orientals in Carmel for novel. Will be credited if used. (Customs, dating, schooling, work.) 213-346-8934. Thanks! 7-28

SINGLES TOGETHER — 2nd, 4th Fridays, Unitarian Church 7:30 p.m. Join warm, friendly people for discussions, socializing, dancing. $4 donation. 372-0626.

FREE BLOOD pressure screening. Wednesdays 2 p.m.-4 p.m. Carmel Mid-Valley fire station. Sponsored by Visiting Nurses Association.

BIRDS & CAGES Lovebirds & finches. Large community cages. Lhasa Apso. Beautiful female to exemplary home only 625-5795. 7/14.

For Rent

FURNISHED SHORT TERM Rentals — apartments and rooms, daily or weekly. Cable TV and heated pool. Blue Sky Lodge in sunny Carmel Valley. 659-9980. TF

2 BEDROOM, 2 bath, 2-car garage. Quiet street, private yard. $925/mo. 624-1505. 7-21

For Rent

QUIKQUARTERS RENTALS
646-0274
384-0619 384-7293

Area's ONLY Computerized Rental Service. Daily updates. Guaranteed Best Service.
M-F 9-6; SA 9-5; SUN 10-3

MONTEREY.....467 Alvarado
SALINAS.....305 John Street
MARINA.....326 Reservation

HOUSES
$275 1 Bd House Can Row Mty
$330 1 Bd patio porch SS
$350 1 Bd duplx gar yd nr Ord
$350 1 Bd yd full kit SS
$350 1 Bd yd parkg Seaside
$375 Studio Cott pet ok Pac Gro
$425 1 Bed duplx gar yd nr Ord
$425 2 Bd gar hookup Seaside
$510 2 Bed furn City Hall SS
$525 2 Bed gar hookup pet SS
$540 2 Bd gar pet Salinas
$550 2 Bd patio home gar Sal
$550 2 Bd duplx w/d hook Mty
$575 3 Bd + fam rm upper SS
$575 1 Bd + fp Carmel
$600 3 Bd 2 ba gar nr Ord
$600 4 Bd 2 ba pet 5 min Ord
$600 2 Bd fp hookup Pac Gro
$625 1 Bd pet ok fp Carmel
$625 3 Bd gar yd Marina
$650 1 Bd jacuzzi gar Pac Gro
$650 3 Bd fam rm gar Marina
$650 2 Bed gar hookup pet PG
$655 3 Bd fp gar Seaside
$655 3 Bed fam rm pet Marina
$675 3 Bd 2 car gar new Salinas
$675 2 Bd all util pd! Pac Gro
$675 3 Bd 2 ba fam rm nr Ft Ord
$695 2 Bd hookup vu Pac Gro
$700 3 Bd 2 car gar Marina
$750 2 Bed fp patio Carmel
$750 2 Bd 2 ba gar Pac Gro
$775 3 Bd pet ok hookup Pac Gro
$800 2 Bd 2 ba ocean vu Carmel
$850 4 Bd fam rm gar Oak Hills
$850 3 Bd 2 ba pet Carmel Val
$925 3 Bed 1 Ac fp Monterey
$950 3 Bd 2 ba 6 mo Monterey
$950 3 Bd furn 1 car gar Mty
$1000 3 Bd 2 ba gar Peb Beach
$1000 2 Bd ran hse + studio Car
$1100 4 Bd 3 ba 3 car gar Mty
$1300 2 Bd 2 ba furn Peb Bea
$1500 4 Bd 3 ½ ba furn/unfurn
Many More! Just Call or Visit
QUIKQUARTERS - Fee

BEAUTIFUL MID VALLEY view home. Avail. Sept. 1st. 3 bedroom, 2 bath. Kids OK. $1,200/mo. 624-5451. 8-4

SOUTH COAST, 25 min. from Carmel. Magnificent view, 3 bedroom, 2 bath. 40 acres, corral, redwoods, creek, privacy. Easy access. $1,450/mo. Call 1-667-2406 agent.

TOWNHOUSE APT. 2 bedroom $600/mo. Nice sunny location, pool, yard, storage. Lease. 20 Esquiline Rd., Carmel Valley Village. Responsible adults. References, no pets. 659-3613. 7-28

FURNISHED LIVING quarters for single adult working male in Carmel Valley. Non-smoker, no pets, some utilities paid. Available now. 659-2026 before 7 p.m. TF

CARMEL FURNISHED 3 bedroom, 3 bath, den, ocean and golf course views. $1,600/mo. $1,600 security. Agent 372-0438.

FOR RENT. Unique 1 bedroom Carmel cottage. Brand new. Prime location. Professionally decorated. Completely furnished. For 1 person. References required. $850/mo. Utilities included. Call 624-3746. TF

PINE CONE classifieds for fast results.

FOR RENT ON A MONTH to month basis. Beautifully furnished 3 bedroom/2 bath Carmel Valley Golf and Country Club home. Avail. April 15. $1,750/mo. Call Yvonne (408) 625-1343. Ocean Ave. Realty.

SPECTACULAR PANORAMIC 5 bedroom Spanish villa, completely furnished $2,500 month. 625-1224.

FOR RENT: New luxurious 3500 sq. ft. residence close to Barnyard. Unfurnished, 4 bedrooms, 2 baths plus complete maid's quarters. Room for horses. $3,000 per mo. 624-3049.

For Rent

EXECUTIVE HOME — 4 bedrooms, 3 baths on 8/10th acre in Carmel. Furnished $1,750/mo. 625-3826.

Rental Exchange

AUSTRALIAN HOME SWAP VACATION Recently retired Australian couple wish to arrange Carmel area home swap during November-January time frame (Australian Spring-Summer). Please call (408) 984-2486 for more information. 7/28

Vacation Rentals

VACATION RENTAL. High Meadow condo. Carmel, 2 bedroom, 2 bath, pool, tennis courts, privacy, reasonable. 625-5575. 7-21

3 BEDROOM, 2 BATH Mediterranean. Carmel beach ½ block. Furnished, including utilities and gardener. Garages, solarium, barbecue, etc. Oct.-Feb. $1,425/mo. Call 375-5350 evenings. 415-352-4965 anytime. TF

DO YOU WANT something more than a motel room? Rent my lovely Carmel home. Short walk to town. Sleeps 6. $80 a day. Call 624-7645. 7-21

VACATION RENTAL OR LONG TERM lease. Quail Lodge Realty has select peninsula condominiums and homes for rent. Furnished or unfurnished. 408-624-1581 ext. 296.

PALM SPRINGS home. Rental or Vacation exchange for Carmel or Pebble Beach home. Available vacations, weekends. Have pool, view. 213-380-2836, 213-472-8750.

TWO BEDROOM, 2 bath rentals, completely equipped-by week or month. Available now. Sallie Conn, Agent. 624-1266. tf

Time Share

$13,500 TIMESHARE ownership luxury Pebble Beach Ocean Pines condominium. Margaret Tempfer-Carter, owner/agent. (408) 625-0672, Box 921, Pebble Beach, Calif. 93953.

Wanted to Rent

CARMEL RESIDENT, retired teacher and textbook writer, would like to rent guest house or small house for one for about one year while engaged in writing project. Not close to downtown area. Call 625-3877. 7-21

MARRIED, PROFESSIONAL couple (new co-ministers at Carmel Valley Community Chapel) seeks to rent two bedroom home in Carmel Valley Village area starting August. Leave message at Hidden Valley Music Seminars 659-3116 or (415) 522-4389. 8-4

MATURE CHRISTIAN woman. Exchange room for service or $100/mo. P.O. Box G-1. 7-21

COTTAGE OR HOUSE for professional single woman. Close to Carmel. Work (415) 876-2515. Home (415) 344-4680 ask for Diane.

EACH WEEK dozens of items are offered in these pages at prices far below retail. Why pay more? Shop right here!

Property Management

VINTAGE REALTY manages property. Long term and quality vacation rentals. 624-2930.

PROPERTY MANAGEMENT. Rentals available. Long and short term. Covering the entire Monterey Peninsula since 1913. Carmel Realty Co., Dolores south of 7th. 624-6484. TF

CREATIVE PROPERTY MANAGEMENT
ALL PHASES OF REAL ESTATE MANAGEMENT
649-3631

Housesitting

RESPONSIBLE YOUNG writer needs quiet place for work. Month of August. Non-smoking, non-drinking. Happy to take care of pets. Local references. P.O. Box 1266, Pebble Beach, CA 93953 or 625-5979. 7-28

RESPONSIBLE FEMALE Ph.D. with newly relocated Carmel practice can long-term housesit for you beginning Sept. 1. Plants, cats, homes love me. Excellent references! Sunny guest house for me? Call Dr. Rona Halprin. 372-7031. 8-4

RESPONSIBLE FEMALE AVAILABLE for housesitting or caretaking position as of July 1. 5 years' experience in farm management. Excellent local references. Address replies to P.O. Box 223396, Carmel, CA 93922.

RESPONSIBLE NON-SMOKING woman looking for permanent housesitting position in Carmel Valley area. Excellent references. Please call 659-4630.

Real Estate For Sale

CARMEL VALLEY splendid choices. A post-adobe 4 bedroom with fantastic valley views at $229,000. Or a gem in 3 bedrooms, swimming pool, hot tub, decking galore, almost new at $239,000. Or another post-adobe, 2,800 sq. ft., 5 bedroom, swimming pool, north of Carmel Valley Rd. at $279,000. All are near the village. All are excellent values. For a viewing of these and others call Wendy Lazer, owner/broker. Prestige Properties. 625-1011. 8-4

CARMEL MINI-ESTATE. By owner. Must sell. Being transferred. Rancho Rio Vista, easy access to shopping and schools. 3 bedroom, 2 bath on 1.3 wooded acres. 2,195 sq. ft. many other amenities. Large assumable loan. 625-2219 or 625-5790. $325,000. 8-11

CARMEL. A COMSTOCK post-adobe at Rancho Rio Vista, with all the charm of yesteryear but completely updated to answer today's needs. Over one level acre completely landscaped with a view of Point Lobos from the main house or the guest house. Ready to move in and enjoy at a really good price. It's only $369,000! Call Wendy or Charles Lazer owners/brokers. Prestige Properties, 625-1011. 8-11

MID VALLEY WOODED acre. 3 bd. deluxe fantastic view. $235,000. Open house today. 624-8892. 7-28

SAN FRANCISCO Nob Hill. Pied-A-Terre. View of Golden Gate bridge. Security bld. Studio. $125,000. Dorothy Dillon, realtor. 415-673-1431. 8-11

Classified advertising

Call 624-0162 to place a low-cost want ad today

Real Estate For Sale

CARMEL'S BACH SPECIAL! A delightful large 2 bedroom, 2 bath, 2-car garage, 1.3 miles to Carmel Plaza. Large deck with south and west exposure and lovely sunset mountain views. Living room with beam ceiling, wet bar and fireplace plus formal dining room, large well-planned kitchen and family room — all substantially reduced to $185,000. Owner leaving area. See with Wendy Lazer, owner/broker. Prestige Properties, 625-1011. 7-28

TRADE EQUITIES. Your small house for my Carmel condominium. Broker cooperative. Owner/agent. 625-2608.

LEAVING AREA. For sale by owner. 2 bedroom, den, 2½ bath townhouse. Furnished or unfurnished. Carmel Valley Golf and Country Club. 624-7685.

CARMEL CONDOMINIUM, for sale by owner. 4 bedrooms, 2 bath. $249,500. 659-4629.

CARMEL VALLEY ¼ acre with creek. Includes small 2 bedroom fixer-upper. $89,500. Harper-Burch, Inc. Real Estate. 624-6732. TF

TAHOE INCLINE. Deluxe view condo. 4 bd. Beautifully furnished. 3 yrs. old. Bargain price at $225,000. Only 3% down or trade. 659-2431.

FOR SALE BY OWNER in beautiful Arroyo Seco. 3 bedroom, 1½ bath, 1,200 s.f. on 100'x100' lot. Garage and wood shed, wash house, concrete cellar, bar-b-que pit, large patio area. Terms. 408-674-5552, 674-2208.

WHY USE MONEY? You real Estate buys more. Consult us without obligation if you would like to exchange your real estate regardless of type or location for something you always wanted. Ralph Collier, Broker 649-3174.

ATHERTON: elegant courtyard, Spanish style, Gardner Daley designed house. Large pool, hot tub, private patio, redwoods, pines, small vineyard. 4 bedrooms, 3 baths, dining room, vaulted living room, TV room, office and beautiful guest house with fireplace. 646-9972.

TEN ACRES above Gorda. Great owner financing. Call Amelia Tognazzini, agent, San Simeon Realty — evenings 805-995-3758.

SAN JUAN BAUTISTA. Three-bedroom older home w/detached three-car garage and enclosed, covered patio. Large corner lot. Call 1-258-4287. $150,000 or best offer.

Commercial For Rent

CARMEL FOR LEASE. Single tenancy. 3,222 sq. ft. or multi-tenancy 1,311 sq. ft. and 1,539 sq. ft. of prime downtown Carmel street level retail and office space. Garden Court Realty. 625-3500. TF

UNIQUE OFFICE on prime Carmel street. 12 ft. x 14 ft. Phone serv., access to IBM, comm. bathroom attached. Parking. 625-5508. $300/mo. 8-4

GARDEN COURT. Space for rent, downtown Carmel between Dolores and Lincoln. $550/mo. 408-424-8059. 7-21

CARMEL OFFICE SPACE for rent or lease. 624-2022.

RETAIL/OFFICE space for rent. Approx. 1,000 sq. ft. Valley Hills, Carmel Valley 375-5145.

FOR LEASE. Carmel shop 1,545 sq. ft. w/entrances from 2 streets. Garden and parking space ¼ block off Ocean. Will subdivide. 625-0626.

FOR LEASE — CARMEL PLAZA has space on 3rd floor. Approximately 2,000 s.f. 624-0137 days.

Commercial For Sale

MERCED AREA. 42 unit apt. 1½ years old. Income $175,800. 8.53 times gross. 33 percent down. $1,500,000. Estate Builders Realty. 625-6656. TF

Business Opportunities

OWN YOUR OWN Jean-Sportswear, infant-preteen, ladies apparel, combination, accessories or quality children's furniture store. National brands: Jordache, Chic, Lee, Levi, Vanderbilt, Izod, Gunne Sax, Calvin Klein, Esprit, Zena, Ocean Pacific, Brittania, Evan Picone, Healthtex, 300 others. $7,900 to $24,500, inventory, airfare, training, fixtures, grand opening, etc. Mr. Loughlin (612) 888-6555. 7-21

CARMEL HAIRDRESSING salon, ½ block off Ocean Ave. Affluent clientele, very profitable, includes all equipment for 2 owner/operators. Excellent terms. Principals only. Harper-Burch, Inc. Real Estate. 624-6732. TF

INTERNATIONALLY known photographer seeks funding for special projects. Investment guaranteed, excellent tax advantages. Complete details available. Interested parties contact Tom Millea, P.O. Box 4212, Carmel, CA 93921 or phone 899-0368.

PIPE AND TOBACCO shop. Top location, very profitable, good lease. $55,000 plus inventory. Cushman, P.O. Box 2148, Carmel, CA 93921. 408-625-0388, 625-3630. 659-2088 evenings.

ORIENTAL CLOTHING and gift-shop, best location, high net. Established 7 years. $110,000 plus inventory. P.O. Box 5594 Carmel, CA 93921. 408-625-0388, 659-2088 evenings. 7-21

Vehicles For Sale

TWO 1965 Barracudas. Original owner. $2,750 each or both for $5,000. Both 6 cyl. and stick shift. 625-2485. 7-28

VESPA SCOOTER model 200, 1975. Excellent condition. All extras, $1,350. 624-7777. 7-28

1962 2CV CITROEN. Good running, deux-cheveaux for a prime advertising car for your business. $2,700 cash or trade. 375-5399, Pierre. 7-28

1980 FORD F-100, excel. condition, 300-6 cyl., 4 spd., overdrive, 32,000 mi., rack, toolbox, new Michelins, $6,200. 624-4243. 7-21

1977 DODGE maxi-van. Ready for family fun. Low mileage, ice box, air, convertible bed, whistle clean. Must sell quick. 625-2219. 7-21

VOLKSWAGEN 1600 engines-new cylinders & pistons set, barings, all German. Rebuilt heads, cam, lifters, crank and rods. Precision balance, $395.00. Transmissions, $325.00. Both, 1 year warranty, call Volks Works 899-1100. 7/28

Misc. For Sale

KING SIZE WATER bed. Beautiful velvet upholstery. 17-year anti-wear mattress. Like-new heater. Paid $540, sell for half price. 624-6538. 7-28

35 MM CAMERA. Items: Pentax plus 2 lenses. Retina III-s plus 2 lenses, Weston Master, 6 exposure, meter. Make offers on separate items. 625-0376. 7-28

BROWN WHITE AND rust Herculon sofa, $75; single bed frame, $15; 5 boxes toddler Huggies (12 per box), $12 for all. 625-2454. 7-28

YOUTH BED complete, $35; brass cornet, $90; golf clubs set with bag, $35. 624-8892. 7-28

NYLON INDUSTRIAL carpeting. Rust tweed, 11 x 24 ft., $75 firm. 659-3017. 7-28

REGINA MUSIC BOX for sale. Exquisite tone. Comes with copper plated discs. Must hear and see to appreciate. Call 372-4013 after 6 p.m.

ZODIAC MARK II 14 ft. 20 h.p. Mercury Little Dude trail or launching wheels. Used 6 times, as new, loaded. 624-4368. 7-28

SHOJI SINGLE panel screen 4' x 8' — ideal room or office divider, $65. Natural linen open-work Madeira tablecloth, perfect condition, $50. Dover, Pelican books on music history, etc., antique Oriental rug, 3 x 5, $95. 624-9051. 7-28

ICE MACHINES. Frigidaire. 2 almost new. Hotel/motel models with lever control for filling ice buckets. 220 single phase. Make offer. 624-3811, ext. 431. 8-11

FOR SALE: Nikon F-3 complete set only. Cash — no trades. Call 625-1179. 7-28

KING SIZE BED. Top of the line. Aireloom, 3 years old, bedding included. $375 or best offer. 624-6898 after 5 p.m. 7-21

ELNA SUPER sewing machine. Excellent condition, extra cams and case available. This Elna makes sewing fun, $300. Call 624-9021. 7-21

GET READY! Wine press for sale. Good capacity, $350 625-4347. Eves 624-2841. 7-21

MAGNIFICENT needlepoint card table cover. Fitted 32". Gold cards and horses stitched by professional. New $175. 375-8588 after 5 p.m. 7-21

AMWAY PRODUCTS for sale at discount prices. Call 415-838-2682 7-21

1950s MODEL electric tabletop Singer sewing machine. Recently cleaned and serviced. In beautiful condition $125. 659-4138. Dave. 7-21

WOMEN'S SCHWINN bicycle. Like new. Also, sturdy couch and chair. Call 625-1740. 7-21

ESTATE SALE private party Lenox formal dinner for 12 "Laurel Wreath." Belleek set for 8 dinner. Poole "Lancaster Rose" tea set. 625-2608. 7-21

BEAUTIFUL ANTIQUE afshah carpet 6'4" x 5'1" rust field, 5 large medallions, natural dyes, good condition. Price $3,500. Call 1-336-5708. 7-21

HOMEOWNERS' automatic humidifier. Maximum efficiency $961 originally. Will sell for $250, but you must remove and install. 624-2398.

BOAT — 12 FT. aluminum, with seagull motor. Little used. Great condition. $425. Phone 624-4478 days or 624-9789 eves. 7-21

Misc. For Sale

WOODSTOVE INSERTS, sales and service. The Castle Chimney Sweep. 373-5976. TF

MUSHROOM COMPOST. 8 yards delivered $80. Sawdust leaf mold, garden mix also. 1-728-9220.

NEWSPRINT: Hundreds of uses for newsprint end rolls; drawing, sketching, shelf lining, packing, pattern-making, kindling — you name it! Clean, unused newsprint from 25 cents to $2.50. 252 Dela Vina, Monterey. 372-3279. ★

Wanted

WANTED: Two Jazz Festival tickets. Any evening or afternoon performance. 625-6575.

LOOKING FOR floor model Victrola with doors on front. Must be in good condition. Call 372-4013. Will pay top price. 7-21

WANTED TO BUY: Volvo wagon. '72, '73, '74. 4 speed, fuel injection, well maintained. 373-6549. PG.

INDIAN BASKETRY WANTED: single piece or collections. Jim Merbs, Box 443, Monterey or 372-1225 eves.

WANTED: will pay cash for your old golf clubs. 659-2026.

WANTED: Fencing 1 x 10 or 1 x 12 redwood, 6 ft. or longer. Will pick up or take down. 659-2026.

WANTED: small gas apt. stove. 659-2026.

Antiques

FLEA MARKET. 20th annual, August 7, 1983 8 a.m. San Juan Bautista. On the streets of San Juan Bautista. Free parking. Over 700 booths. Lots of treasures. 8-4

VICTORIAN DAY BED, caned, $225. Rare early Victorian cylinder desk, walnut burlwood, leather pull-out top, very unusual and beautiful, $2,500. Will negotiate. 624-4493.

Garage Sale

GARAGE SALE great variety of items in good condition. Don't miss Saturday 23, Sunday 24. Dolores bet. 3rd & 4th. Open 9 a.m. 7-21

SAT. JULY 23 Pebble Beach, 17 Mile Dr. & Venadero. Furniture, household items, clothes, dinette, 6 chairs, children's toys. 625-4362. 7-28

Pets & Livestock

FREE TABBY kittens, ten weeks old. Phone 624-0678. 7-28

CHIHUAHUA M. AKC tiny ch. lines blue $250. 625-2957.

MUST SELL PONY saddle. Well built, well used. Make offer. Tammi 375-8353. 7-21

PROFESSIONAL HORSE training by Doug Downing. Horses started gently, kindly and correctly; problems solved. Basic equitation, jumping and/or dressage. Phone Doug at Rancho Laureles Equestrian Center, 659-3437. ★

HORSES TO RENT for pleasure riding in beautiful upper Carmel Valley. By appointment, Whiffletree Ranch, 659-2670.

Pets & Livestock

STABLE FOR RENT. Corral, pasture, and tackroom. 2-3 horses, you feed. Near trail and saddle club. 33 West Garzas, Carmel Valley. 659-2730. 8-4

HAY FOR SALE: New crop, wheat, alfalfa, oat, rye, barley and straw for sale. Call Hollister (408) 637-6734. TF

HAPPY HORSES (and riders) call RANCHO LAURELES EQUESTRIAN CENTER home! Complete facilities, large fenced arenas, incomparable trails! Finest care and feeding; reasonable rates. 500 W. Carmel Valley Road, Carmel Valley. 659-3437.

HORSE SHOEING, complete hoof care. Call Dick Becker, Felton, Ca. 408-335-2440. TF.

Lost & Found

BASSET HOUND. Tri-color female named Maizie. Lost Carmel Beach area Sunday evening. Red collar, brass bell, many identification tags. Very special to us. Reward, no questions asked. Phone 624-5500. 7-21

FOUND: BICYCLE in C.V. Village, Delfino and Pilot. 659-5107.

Instruction

VOICE BUILDER. For public speaking, singing, broadcasting, commercials for radio & TV. Call Bill Stone, Voice Productions, 625-0172 or at KWAV Radio 649-0969. TF

THE SEWING STUDIO is the seamstresses dream. See the Service Directory. TF

TUTORING, ENGLISH, mathematics. Grades 8-12. Special attention verbal and math sections. S.A.T. and achievement tests. Hourly rates. 455-1677, or 649-8546.

GUITAR AND BANJO LESSONS. Learn to make music and have fun! Both group and private lessons avail. Sunset Cultural Center. Call Robert McNamara. 625-0233, 646-9151. TF

ENGLISH RIDING LESSONS: It's never too late to learn! Adults or children, beginners through advanced. Reasonable fees; excellent school horses. Phone Rancho Laureles Equestrian Center, 659-3437.

Special Notices

HELP WITH unwanted pregnancy. 394-4590.

SUPER COMPOST (and FREE)!! Biodegradable pine shavings mixed with horse manure. Spread on your garden now, turn under for spring planting. Bring boxes, barrels or pick-up trucks to Rancho Laureles Equestrian Center, 500 W. Carmel Valley Rd., CV, anytime. 659-3437. ★

THIS PAPER WILL NOT be responsible for any ad appearing incorrectly for more than one insertion. If your ad appears inaccurately, please notify us immediately. ★

Services Offered

EDITORIAL SERVICES. Needing facts, ideas, words, structures to bring to book, speech or proposal? Experienced editor-researcher. 624-9239.

Services Offered

GARDENER, CAL POLY grad. New to area, to improve and maintain existing gardens. Specialize in rose and flower gardens and unusual plant varieties. Beautiful flowers all year. Detail work. Very knowledgeable. Wade Austin, 372-7484. 8-11

HOUSE CLEANING. Dependable, reliable. References, own transportation. Call 8-12 a.m. 375-3609. 8-11

HOME ANIMAL CARE. Qualified care while you are away. Twice daily visits. References. 659-4609.

EXPERT DRESS alterations. Phone 624-7590 after 5 p.m.

ACCESSORIES BY ALEXANDRA. Carmel Plaza Corner. Personal service. Allow me to help you. 625-1513. 8-4

GARDENS RESTORED. Pruning, mowing, gutters cleaned. Reasonable. Call Ron 625-1513 after 6 p.m. 8-4

LANDSCAPE DESIGNS and remodeling. Planning, planting, irrigation, drainage, problem solving, decks, fences, natural stone work. Free estimates. Call after 6 p.m. 649-3102.

BRANCHING OUT GARDEN service. Lawns, yards cleaned. Regular maintenance. Quality work. Mitch 372-3627.

DISCOVER YOUR OWN NATURAL beauty in a Personal Color Consultation — includes your colors, a five page portfolio of your season and many beauty and makeup tips. $75. For appointment 625-6600.

SUZAN HREN AMERICA'S foremost Oriental rug specialist formerly of Conway of Asia is now restoring fine rugs on her own. 624-4188 or 625-0696. TF

PEDICURES BY DOROTHY. Calif. state licensed. Home visits $15. Call 373-8327 for appt. TF

TOO BUSY FOR HOUSECLEANING? Call me! Experienced, references, weekly, biweekly, monthly, one time only. Rates available. Call Eddene for free estimate. 646-9151. TF

TRACTOR SERVICE Field mowing. Discing. Rototilling. Toni Rossi 659-2841. TF

WE LOVE CONSTRUCTION! Caribou Natural Development of Carmel — "Bringing dreams to life at affordable prices." Free estimate. 624-1311. Free consultation.

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EXPERIENCED HOUSE security personnel. Funerals, weddings, social events. When you are away and wish home security 646-0615.

JUDCO LANDSCAPE INDUSTRIES. Complete landscaping; sprinklers and renovation. Free estimates. License No. 423762. 1-663-2397. TF

JOE'S HAULING SERVICE

Will Haul

Brush • Rubbish

Trash

Reasonable Rates

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Afternoons or after 5

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Call 624-0162 to place a low-cost want ad today

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The Pine Cone
The Outlook
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STANLEY APPLIANCE CO.
Sales and service on most popular makes. Factory authorized service for Kitchen-Aid, Frigidaire, G.E. & Sub Zero. 26380 Carmel Rancho Lane. **624-8226**

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Semi-retired contractor. Remodeling, additions and plans. By the hour or job. Free estimates, lic. insured. Peter Parkhurst 373-0746 ex. 4038 messages.

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Custom cabinet work. Kitchens, wall units, furniture, formica work. Free design consultation. 17 years experience. Call Paul Snibbe. **375-7752**

Cleaning

CARMEL VALLEY DISPOSAL SERVICE
Residential & commercial garbage and rubbish disposal for Carmel Valley and Carmel and from Cachagua to Big Sur. Containers, debris boxes and compactors rented by the day, week or month. Over 50 years serving Carmel and suburban areas. 8th Ave. and San Carlos, Carmel. **624-4303**

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ECCHER DRYWALL CO.
Established since 1959. 40 years experience. All types of texture and acoustic spray. All phases sheetrock work. New and old. Insured. **624-3900**

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ELECTRICIAN SERVICES
Consulting, Remodeling, New Installations, Repairs. Serving the Monterey area since 1978. Roger Cannon's Electrician Services
659-4353

Hauling and Gardening

GIDA'S HAULING AND GARDENING
Tree service, landscaping, dumptruck, free estimate. Phone 394-5272 for Frank Jr. Drains and gutters and eaves, sod lawns.

Home Repairs

PAINTING AND CARPENTRY
Versatile craftsman. Paints interior/exterior. Remodeling, new construction, repairs. Free estimates. Dave 484-2255 or 624-8887

Home Service

HOME CARE SERVICE AND GARDENING
Handyman will do yardwork clean-up and haul, painting, window cleaning, labor, some construction, for $6 an hour. Experienced with many local references. Graham 624-9802 after 5 p.m.

House Cleaning

J. BROWN HOUSECLEANING SERVICE
Serving the Peninsula since 1977. **649-3176.**

House Painting

BRENT BAYSINGER PAINTER
Interior-Exterior. Old fashioned quality. Free estimates. Excellent Carmel, Carmel Valley references. **659-5166.**

GALFORD PAINTING SERVICES
Quality work, reasonable prices, prompt, efficient, reliable. Local references. Call Paul at **624-0780.**

PAINT YOUR WAGON
Exterior and interior house painting. Staining, varnishing, wall papering. **384-8850**

SKYLINE PAINTING
Complete painting and paper hanging service. Waterproofing. Custom colors and cabinet finishing. Licensed and PL-PD insured. **624-4210.**

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Interior and exterior, neat, durable, perfect color balance, waterproofing & wood preservatives. Calif Lic. No. 436767 625-3307

Landscaping

LANDSCAPE MAINTENANCE
11 years' experience. Mowing, edging, pruning, trimming. Residential and commercial accounts welcome. Free bids. Alan, after 5 p.m. **384-7534**

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HAVE BRICK WILL LAY
Brick, block, stone and concrete fireplaces, patios, barbeque, planter boxes and drainage work. Free est. Steven Kelly. 625-2433 Ex.7

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WERMUTH STORAGE CO., INC./ALLIED VAN LINES
Complete local & world-wide service. **373-4967**

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The Pine Cone
Classifieds
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Pet Sitting

ANIMAL FRIENDS
Experienced, personalized pet care in your home.
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BAY PLUMBING
New construction-Remodel-Repair sewers, drains and water heaters. Compare rates. Carmel area, **624-8221.**

HUBBARD PLUMBING & SEWER SERVICE
We carry a complete line of plumbing supplies for all your plumbing needs. Repairs & installation — all sewers & drains. Senior citizen discounts. **624-0443.**

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CHINA RESTORATION AND REPAIR
Porcelain, pottery, glass, Ivory and Tortoise shell. Jill Borden, P.O. Box 1836, Carmel, Ca. 93921. **375-4978**

Roofing

REPAIRS & NEW ROOFS
Maintenance, new shake, composition, tar and gravel. Raingutters and skylights installed. **384-8850.**

Sprinklers and Irrigation

SPRINKLERS & DRIP
Design/Installation/Repair. Landscape design/installation. Tom Ingersoll Landscaping. Lic. No. 406905, L & PD insured. **372-2573.**

Septic Tanks

GOLDEN VALLEY SEPTIC SYSTEMS & EXCAVATING
Complete installation and Repairs, Septic Tanks, Sewers, Drains, Footings, Cleaning, Excavating, Trenching, Rock, D.B., Sand. Fully Licensed and Bonded.
Dan Weiss **659-2539**

Sewing

THE SEWING STUDIO
Offering group and individual instruction, classes, a fully equipped studio available hourly, a professional fitting service, as well as color, fabric and design consultation services and much more. Downtown Pacific Grove. Call Yarrow **372-SEWS**

Tree Service

BOB GILLY'S TREE CARE
Professional work done by a licensed/insured tree surgeon. Trimming — topping — removals. Free estimates. **624-3928.**

Window Cleaning

PENINSULA WINDOW CLEANING
No need to see through a glass darkly... Call Nicholas today for a free estimate. **624-3712.**

Services Offered

CONWAY OF ASIA. Central California Oriental rug experts. Hand wash and repair your Oriental rugs. Our service includes blocking, appraisals, rug pads and rugs purchased or traded. Over 20 years experience. All work insured and guaranteed. 625-0596.

GARDENING SERVICES at reasonable rates, weekly, bimonthly, or monthly. Rick 625-2795.

LIVE CLASSICAL MUSIC for weddings, parties, all occasions. 625-3532, 659-5428.

CHUCK'S GARDENING service. Professional garden care. Reasonable rates, 373-7675.

HANDY, RANDY does general home and business repairs, large and small appliances and equipment, plumbing and lighting work. Auto tune-up at your location. Electrical, TV and stereo repairs. Reasonable. 624-7249 or 373-2085.

CUSTOM PATIO & deck work. Concrete, redwood, brick and adobe. Experienced and references. Lew, 659-4794.

MR. FIX-IT repairs, painting, etc. Eighteen years in Carmel. No job too small. Ed Miller, 646-1336.

GARDENING, LIGHT OUTDOOR maintenance done weekly, bimonthly, monthly. Call 625-5320.

CLEAN-UP TIME? Need help in the yard? Needles accumulating on your roof? Call Peter 625-5176. Conscientious. Excellent references.

RETAIN YOUR OWN FAMILY advocate and therapist to assist you with parent-teacher conferences and family relationships. Call Dr. Carlos U. Brizzolara at 899-3883 for appointments.

SEASONED CARPENTERS — get it right the first time — use professionals! Lic. No. 385545. 624-1331.

PROFESSIONAL RAILROAD TIESMAN, retaining walls, steps, planters and borders. 659-4794.

ROOFING — now offering gutter & roof maintenance. 625-3307. TF

TYPING: Professional, inexpensive from my Pacific Grove home. Specialty theses and term papers. Turabian technique. $2.00 double-spaced page, $10 minimum. Call 372-4171 eves.

PENINSULA GARDENER for 12 yrs. offering complete & thorough lawn & yard renovation service; and landscaping & maintenance you'll be pleased with. Call Craig, 373-2331.

CARPENTRY, REMODELING, ADDITIONS, fences, ducts from design to finish. Reasonable. Free estimates. Bill Aspinwall. Licensed and bonded. 659-5392. TF

PSYCHIC READING by appointment. Call after 5 p.m. 373-5825. 7/21

SHOP PINE CONE classifieds.

Public Notice

FICTITIOUS BUSINESS NAME STATEMENT
File No. F-5729-14
The following person is doing business as: CARMEL WEDDINGS, DOUD ARCADE, Ocean Avenue bet. San Carlos & Dolores, Carmel, CA 93921.
Marian L. Fischer, Junipero & 8th, P.O. Box 22331, Carmel, CA 93923.
This business is conducted by an individual.
MARIAN L. FISCHER
This statement was filed with the County Clerk of Monterey County on June 11, 1983.
ERNEST A. MAGGINI
County Clerk
Publication Dates: July 21, 28, August 4, 11, 1983.
(PC719)

STATEMENT OF ABANDONMENT OF THE USE OF FICTITIOUS BUSINESS NAME
The following persons have abandoned the use of the fictitious business name CARMEL HEALTH SHOP, at San Carlos and Seventh, Carmel, CA 93921.
The fictitious business name referred to above was filed in Monterey County on December 23, 1980.
MARIO SAN CARLO, 26018 Atherton Dr., Carmel, CA 93921.
Jeanne San Carlo, 26018 Atherton Dr., Carmel, CA 93921.
This business is conducted by Mario and Jeanne San Carlo.
This statement was filed with the County Clerk of Monterey County on July 11, 1983.
ERNEST A. MAGGINI
County Clerk
Publication Dates: July 21, 28, August 4, 11, 1983.
(PC717)

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES
To Whom It May Concern: Kirsten & Ole Blem are applying to the Department of Alcoholic Beverage Control for On Sale Beer & Wine Eating Place to sell alcoholic beverages at 3650 The Barnyard, Carmel 93922.
Publication Date: July 21, 1983.
(PC718)

CITY OF CARMEL-BY-THE-SEA NOTICE
The 1983-84 Budget, passed by the City Council of the City of Carmel-by-the-Sea on June 21, 1983, is available at City Hall and the Harrison Memorial Library for all interested persons who wish to review the document. Included in the Budget will be a Use Report of Federal Revenue Sharing monies.
City Hall is located on the East side of Monte Verde between Ocean and Seventh avenues and is open from 8:30 A.M. until NOON and from 1:00 P.M. until 5:00 P.M. Monday through Friday.
The Harrison Memorial Library is located on the Northeast corner of Ocean and Lincoln avenues and is open Monday through Thursday from 9:00 A.M. to 9:00 P.M. and Friday and Saturday from 9:00 A.M. to 6:00 P.M.
JEANNE BREHMER,
City Clerk
Dated: July 12, 1983
Publication Dates: July 21, 1983.
(PC714)

FICTITIOUS BUSINESS NAME STATEMENT
File No. F-5724-15
The following person is doing business as: SAN FRANCISCO IMPORTS 3684 The Barnyard, Carmel, CA 93924.
Rufus Renwick Hart 88 Sotelo Ave., San Francisco, CA 94116.
Barbara R. Hart 88 Sotelo Ave., , San Francisco, CA 94116.
This business is conducted by an individual.
RUFUS R. HART
This statement was filed with the County Clerk of Monterey County on June 10, 1983.
ERNEST A. MAGGINI
County Clerk
Publication Dates: July 7, 14, 21, 28 1983.
(PC703)

FICTITIOUS BUSINESS NAME STATEMENT
File No. F-5722-20
The following person is doing business as: THE FLOWER CONNECTION, 9 Via Poca, Carmel Valley, Ca 93924.
Lynn A. Glanville, 9 Via Poca, Carmel Valley, CA 93924.
Julia G. Glanville, 9 Via Poca, Carmel Valley, 93924.
This business is conducted by an individual.
LYNN A. GLANVILLE
This statement was filed with the County Clerk of Monterey County on June 14, 1983.
ERNEST A. MAGGINI
County Clerk
Publication Dates: June 30, July 7, 14, 21, 1983.
(PC641)

FICTITIOUS BUSINESS NAME STATEMENT
File No. FS727-24
The following person is doing business as: CROSS COUNTRY CATERING, Tassajara Rd. P.O. Box 387, Carmel Valley, CA 93924.
Catherine J. Harkins, Tassajara Rd. Carmel Valley, Ca. 93924.
This business is conducted by an individual.
CATHERINE J. HARKINS
This statement was filed with the County Clerk of Monterey County on June 28, 1983.
ERNEST A. MAGGINI
County Clerk
Publication Dates: July 7, 14, 21, 28 1983.
(PC702)

FICTITIOUS BUSINESS NAME STATEMENT
File No. F-5728-14
The following person is doing business as: J AND B DATA PROCESSING, 24690 Dolores, Carmel Ca. 93921.
John Vincent Fanning, 24690 Dolores, Carmel Ca. 93921.
This business is conducted by an individual.
JOHN VINCENT FANNING
This statement was filed with the County Clerk of Monterey County on July 1, 1983.
ERNEST A. MAGGINI
County Clerk
Publication Dates: July 7, 14, 21, 28 1983.
(PC705)

FICTITIOUS BUSINESS NAME STATEMENT
File No. F-5713-25
The following person is doing business as: SUN COUNTRY GIFTS, CALIFORNIA GALLERY SUPPLY, & ROSS, INDUSTRIES P.O. Box 5986, Carmel, CA San Carlos & Ocean Ave. 93921.
Lambert F. Ross, 416 Estrella Ave. Monterey CA. 93940.
This business is conducted by an individual.
LAMBERT F. ROSS
This statement was filed with the County Clerk of Monterey County on April 11, 1983.
ERNEST A. MAGGINI
County Clerk
Publication Dates: July 7, 14, 21, 28 1983.
(PC706)

CITY OF CARMEL-BY-THE-SEA TO ALL INTERESTED PERSONS
The City of Carmel-by-the-Sea is forming a Task Force Committee to aid in the rehabilitation of the Beach. The Committee will work with City staff on the development of inferim rehabilitative projects and on a long-range program to preserve our beach. We are eagerly seeking interested residents to apply for this newly-created committee. If you feel that you would want to be a part of this volunteer work in order to help with this worthwhile project, please apply at City Hall before July 25, 1983. City Hall is open from 8:30 A.M. until NOON and from 1:00 P.M. until 5:00 P.M., and is located on the East side of Monte Verde Street between Ocean and Seventh Avenues. WE NEED YOUR HELP!
Dated: July 7, 1983.
Publication Dates: July 14, 21, 1983.
(PC709)

Real Estate Marketplace

PORTER-MARQUARD REALTY

ROBLES DEL RIO

Across "Rosie's Bridge" and up the hill along the winding oak-lined streets one finds a variety of homes, both new and old, each with a special feeling and often an exceptional view. Our current offerings in this charming area include:

Newer 2 bedroom, 2 bath custom redwood home in very private location, outstanding views. $155,000.

Stone, Post & Flower 2 or 3 bedrooms, 1½ baths, with large deck and easy-care yard. $129,500.

3 bedroom, 2 bath charmer. Open beams, large master bedroom, hot tub. Neat home. $185,000 with small down payment.

Call to see these and others now available.

COME TO THE COUNTRY

Located 20 minutes from Carmel Valley Village this beautiful 10 acres has a large 3 bedroom home with a guest house and a studio. Room for horses, garden or whatever. $225,000.

Our 57th year specializing
in the development and selling
of Carmel Valley real estate.

PIONEERS IN CARMEL VALLEY
REAL ESTATE SINCE 1926
659-2267

Real Estate ads sell!

NEAR BEACH AND VILLAGE -- Two 40x100 lots south of Ocean Avenue. There's an adjoining lot with a cottage which could also be purchased along with these lots. The lots are priced at $150,000 each. Try an offer of $450,000 for all three lots including the cottage. (You can't buy the cottage without the vacant lots.)

RANCHO RIO VISTA -- Stunning large home facing the mountains and the ocean. Delightful living room with lots of windows facing the view, high ceilings, perfect for entertaining. Great master suite with closets galore and mountain view. Two guest suites, each with its own bath and fireplace. Den with bath and sitting room. Beautiful pool and spa, with cabana and full bath. Circular drive and garages for two cars and huge RV storage. Close to everything! $600,000.

GREAT OUTDOOR LIVING -- Two-bedroom, two-bath and den home in immaculate condition. Attractive fireplace between the living and dining rooms. New carpeting. 60' wide back patio with stone terrace and waterfall and fountain, with mature plantings for complete privacy. Just four blocks to downtown. Price reduced to $210,000 and owners will carry paper at 11% for at least 10 years.

CARMEL CHARMER -- At Carpenter and 6th we have listed a two-bedroom home with redwood walls in the spacious living room and dining room. Owners will carry the paper. $175,000.

Sallie Conn, Realtor

GEORGE CONN REAL ESTATE

Lincoln & 6th — Carmel — Ocean and Monte Verde

624-1266 — 624-3887

Herma S. Curtis RealEstate

Better Homes and Gardens®

CARMEL

INVESTORS, BUILDERS, FAMILIES
A remodeller's dream! 2-3 bedroom, 2 bath, post adobe home on large lot in prime area. Priced to sell at $205,000. (C314CR1)

IN A SUNNY AREA
One of the best buys in this area. 3 bedrooms, 2 baths, a large livingroom with corner brick fireplace, private enclosed patio plus double garage with lots of storage. Offered at $185,000. (C313PP1)

IS LOCATION IMPORTANT?
Pool, hot tub, 2400 sq. ft. of space. 3 bedrooms, 3½ baths with view of valley, river and ocean. Drastically reduced to $395,000. Out of country owner will consider any reasonable offer. (C207CP1)

EASY LIVING
In this one level 2 bedroom, 2 bath townhouse with 2 car electric garage. Large sunny livingroom with brick hearth. Arroyo Carmel has swimming pool, tennis courts, jacuzzi and club house. Walk to shopping. Offered at $195,000. (C259AF1)

CARMEL AT ITS FINEST
This meticulous 3 bedroom, 2 bath home is surrounded by the feeling of love and warmth. Every room, from the cozy den to the formal diningroom reflects the decorator's touch. Todays better buy at $275,000. (M643JC1)

CARMEL ESTATE
On 4 city lots. Romantic English gardens, Carmel stone patios and an enchanting main house, quaint guest cottage plus a guest studio. Within walking distance to Carmel Village. Offered at $395,000 with large assumable loan. (C182J01)

PEBBLE BEACH

EARLY CALIFORNIA ESTATE
4000 sq. ft. of old world charm. 4 bedroom suites, 2 walled courtyards, pool, spa, livingroom with massive fireplace. Library w/fireplace, bar and large skylighted kitchen. Offered at $1,000,000. (C248BG4)

CARMEL VALLEY

CARMEL VALLEY RANCH CONDO
Luxurious living right on the golf course. Fully furnished, exquisitely decorated. Your own 2 bedroom condo to enjoy on weekends, holidays or all year 'round. Offered at $399,000. (C282PP3)

PERFECT STARTER HOME
2 bedroom, 2 bath condo with lots of glass, woodburning fireplace w/jet and redwood deck on a private lake. Located in a private community in the sunny part of the valley. Great financing and a great price of $129,500. (C179AG3)

HILLTOP VIEWS
3000 sq. ft., 3 bedrooms, 2 baths, 2 fireplaces and a 2 car garage with circular drive. Solar pool w/diving board. Lots of terraces and patios. All of this for $375,000. (C231AF3)

INVESTMENTS

IMPECCABLE TRIPLEX
In New Monterey. Two bedroom units. One has view of the bay. Large assumable loan at fixed rate under 12%. Two units are only four years old; the third unit has been remodeled. Offered at $235,000. (M629AJ5)

HOME ACCESSORY SHOP
Great opportunity to expand unique business already established. Excellent lease available at attractive terms. High pedestrian traffic. Priced at just $44,500. (C292DB6)

GELLATO SHOPS
Get in on the ground floor! Possibilities for franchising. Shops are sparkling clean, done in tile and stainless steal. Priced at $250,000. (C309DB5)

LOTS AND LAND

DREAM LOT IN CARMEL VALLEY
Oustanding 1½ acres, minutes from Hwy 1. The property is covered with oaks, pines and fern with room for tennis courts, pool, horses and your dream house. Great financing available. Offered at $85,000. (C215AG3)

CACHAGUA - UPPER CARMEL VALLEY
Spectacular view homesites. 10 acres of privacy and seclusion. Fully improved, ready for the discriminating home builder or investor. Priced at $75,000 to $125,000 with attractive owner financing. Also available, a spectacular 57 acre parcel at $195,000. Brochures are available on request. (M523RR3)

LOAN FUNDS AVAILABLE

CARMEL
624-0176
100 Clocktower Place

PROPERTY MANAGEMENT
372-4657

LOAN DEPT.
624-5300

EXECUTIVE OFFICE
624-4900

MONTEREY
372-4500
888 Munras

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WE ARE OPEN WEEKENDS

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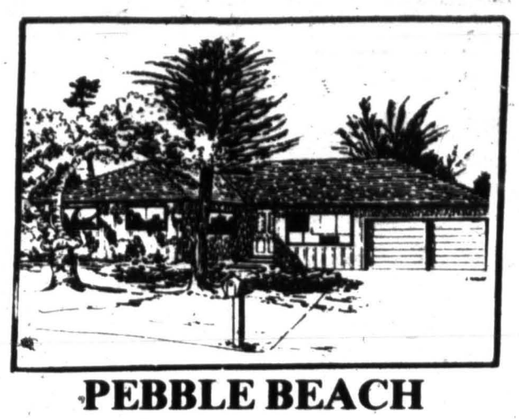
NEWLY LISTED

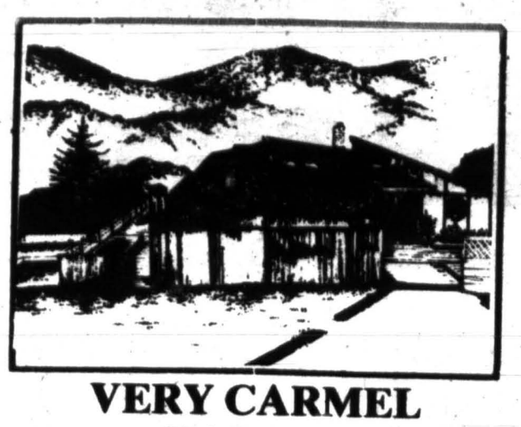
CARMEL ADOBE

Five bedroom 3 bath residence in a garden setting. Two-level floorplan allows for inlaw quarters. Much brick and open beam. A spacious home with a light, sunny feel, and a lot of square footage for the money. Originally, $369,000; now $295,000.



PEBBLE BEACH DISTRESS SALE

Newly renovated and seller is super-anxious to sell this fine 3 bedroom, 2 bath home in a superior walk-to-beach, cart-to-golf location. Priced reduced, submit any terms, seller's loss is your gain. $249,500.



VERY CARMEL VALLEY

An exciting next-to-new Carmel Valley home, just perfectly planned for outdoor living with pool and spa, plus over 3000 square feet of redwood decking. Three bedroom, two bath residence features lots of quarry tile, new kitchen with butcherblock, two elegant baths, antique stained and leaded glass. $239.000. below appraised value.

CARMEL VIEW HOME —LOW PRICE

A minimum-maintenance/maximum pleasure view home in Carmel with condo convenience without condo drawbacks. Superb views from living room and deck, formal dining area, spacious kitchen with breakfast bar, carpeted family room, master suite with walkin closet and bath/dressing area. Reduced to $185,000.

NEWLY LISTED

CARMEL VALLEY SUMPTUOUS

New ranch style residence with 3 bedrooms, 2 baths, extra large family room, plus complete guesthouse with second kitchen and private entrance. Level acre parcel, fenced pasture, and family orchard. $329,000.

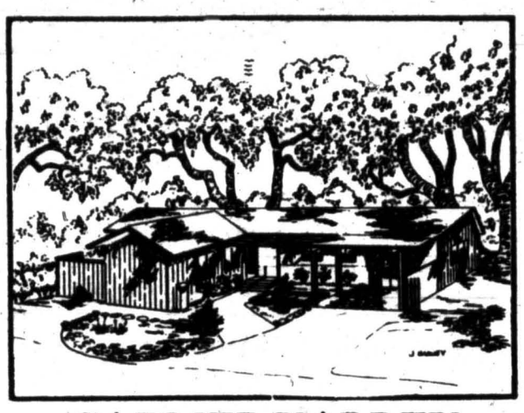
NEWLY LISTED

PEBBLE BEACH CONTEMPORARY

Style and flare with sunken living room, spacious family room off kitchen, full-length breakfast bar, decks, patios, special master suite with roman tub. Serene forest setting. Family-perfect and priced to sell. $238,000.

CARMEL VIEWS LAND

Enjoy panoramic views of Point Lobos and the Pacific from this prestigious site, just perfect for the home of your dreams. Seller is flexible on terms, and will even consider an exchange for income property. $175,000. Additional land listings — excellent inventory now - price from $65,000.



CARMEL VALLEY AFFORDABLE

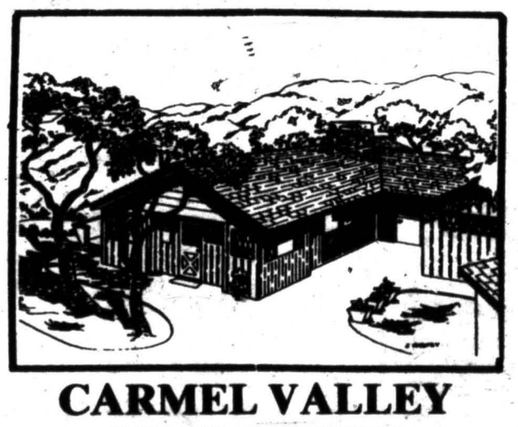
Three bedroom, 1.5 bath home on large, attractively landscaped level lot, with workshop and greenhouse. Just a stroll to Carmel Valley Village. Our Office Exclusive, $128,500. Ask about our two spacious adobes nearby, too.

NEW IN CARMEL SOUTH OF OCEAN

Super alternative to Condo life — a brand new, low maintenance home, only 2 level blocks to downtown. 3 bedrooms, 2 baths, French doors open to central deck. Kitchen with Jenn-Air & Kitchenaid; oak cabinets, parquet, double paned wood windows. $258,000.

PEBBLE BEACH SUNBELT SPECIAL

Classic contemporary, spacious in feeling, yet functional, 3 bedrooms, 2 baths, family room, loft office, elevated formal dining room overlooks living room with cathedral ceilings. Delightful forest setting. $240,000.



CARMEL VALLEY KING OF THE MOUNTAIN

3 plus prime "sunnyside" acres with hillcrest privacy. Spacious yet intimate 2 bedroom, 3 baths residence with family room suite and sewing room which could easily become guest or teen wing. Center island kitchen, workshop, view deck, custom detailing. $279,000.

C.V. GOLF & COUNTRY CLUB POOL!!

Fairway frontage; never-before on the market. Views from every room, 2 master suites, slate floors & uniquely-angled rooms surround river-rock-lined pool. Elaborate solar energy system throughout. Function, design and quality. Reduced to $498,000.

NEWLY LISTED

CARMEL PROPER

...and the location is most-proper, indeed--south of Ocean Ave., 2 blocks to the beach. Vintage tudor with natural redwood interior, inlaw apartment, central courtyard patio, ocean view, and all the charm that's typically Carmel. $329,000.

NEWLY LISTED

CARMEL VALLEY CUSTOM

Walk to golf and tennis, custom 4 bedroom, 2 bath home in an oakstudded setting with pool. Functional split-level floor plan with detailing in wood, tile, and brick. Family-perfect in every way. $295,000.

OUR OFFICE EXCLUSIVE CARMEL VALLEY PRIME

Excellent La Rancheria location, and built for permanence, with tiled island fireplace separating living and dining rooms, 3 luxurious bedrooms (superb master suite with gallery, office or den) nearly new kitchen, majestic grounds. $365,000.

Drop by for details
Open Daily
and Sunday
9-6
or Call anytime.

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We specialize in Carmel Highlands, Coast Highway & Jacks Peak properties

Beautiful coastline view. 2 bedroom, 2 bath, etc. All 'round deck. $265,000. Terms.

We List All Carmel Highlands Properties Except Those That Are Over-Priced.

Don't Forget, A Good Deal Depends On Your Broker ... (408) 624-7722

FERN CANYON ROAD
Adjoining North of Highlands Wedding Chapel

Pine Cone Classifieds Get Results

HAMPTON ❖ COURT ❖ PROPERTIES

Carmel Valley

A Jewel!

LOCATED IN ROBLES DEL RIO, the unusual design of this home is perfect for those who favor the warmth of Rustic Redwood. This cozy retreat features 2 bedrooms, 2 baths, a separate studio downstairs, and is situated on a tree-studded lot offering privacy and spectacular views of the hills. JUST WAIT until you see the custom curved doorways, open beamed ceilings and easy care floor plan!!

$175,000

624-6886
7TH & SAN CARLOS, S.W. CORNER
CARMEL
Office Hours: Weekdays - 9 to 5
Weekends - 2 to 5

IN THE SUN

AT THE CARMEL VALLEY GOLF & COUNTRY CLUB—

Homesites..... from $212,000
Homes..... from $325,000
Condominiums..... from $275,000

Live along the golf course and enjoy, as so many already do, mountain, lake and golf course views, as well as an established peaceful community.

SOME MORE 'GOOD THINGS IN THE VALLEY'

ONE OF THE LAST — quality **MIRAMONTE** building sites. 3.03 level acres, fenced with mature pine and oak trees, plus gorgeous mountain and valley views. $325,000.

YOU CAN SEE FOREVER - If a view is important this Spanish villa is a must! Spectacular 180 degree views of the Monterey Bay to Santa Cruz. 4,000 square feet of living space on 2½ acres. This 3 bedroom, 2½ bath home is for those who enjoy spacious rooms, privacy, views and sunshine. $625.000.

5298 ACRES! - of prime wilderness only minutes from the ocean. Fabulous redwood canyons, oak covered hills, and ocean views plus two separate classic redwood cabins. $7,000,000.

IN CARMEL

A CLASSIC CARMEL COLONIAL COMSTOCK - 4 bedrooms, 3½ baths plus an attached studio which is private with a separate entrance! $448,000.

CALL TODAY FOR FURTHER DETAILS AND APPOINTMENT TO INSPECT THESE PROPERTIES

QUAIL LODGE REALTY **624-1581** EXT. 296

8000 VALLEY GREENS DR. CARMEL CA 93923

CARMEL - Original charmer of three bedrooms, 2 baths on a quiet large lot. Walk to beach and town. Cozy redwood guest house with stone fireplace, loft bedroom, patio with barbeque and deck. Large assumable loan. Asking $325,000.

PACIFIC GROVE OCEAN VIEW

Unique ocean view Mediterranean home, 3 bedrooms, 2 baths. Large corner lot, excellent location in desirable area, walk to beach, golf, shops. Guest cottage and double garage. $210,000.

CARMEL PROFESSIONALS, INC.

Mission between 4th & 5th, Carmel
625-2959

ENERGY EFFICIENT GEODESIC DOME HOME

This custom home of 2,000 sq. ft. is situated on an Oak-studded acre surrounded by a 25 acre greenbelt. A home with 360 degree panoramic views, and twenty foot ceilings with skylights. The 500 sq. ft. redwood decking is ideal for outdoor entertaining. Located above the fog belt, just a short distance up Los Laureles Grade, it is only eight minutes from Monterey or Salinas and close to schools, tennis club and equestrian facilities. Asking $198,000.

OCEAN AVENUE REALTY
Since 1952
625-1343

CHARMING CARMEL IMPORT SHOP

Well established, loyal following. Perfect owner operator business. Owner financing.

INDEPENDENT iRa REALTY ASSOCIATES

For Information Call
625-4100
Yvonne Nordhof
Fifth Avenue near Dolores
Carmel, CA. 93921

THE NAME BEHIND A WISE INVESTMENT

FRENCH RESTAURANT

Cozy-long time well established French dinner restaurant. Ideal for family type operation. Good local following. Beer & Wine License. Very reasonably priced at $85,000.

COUNTRY LIVING

North Monterey County, 3 bedrooms, 2 baths, fireplace in living room, double garage. All on 2½ acres with room for horses. 40 bearing fruit trees, room for RV or boat and lots more. Owner financing. Offered at less than replacement cost at $143,500.

QUAINT CARMEL GIFT SHOP

Tucked away in a nice courtyard you'll find this long time established shop with repeat clientele. Always been a money maker. Reasonable rent, good lease. $40,000. - plus inventory.

ABOVE C.V. RANCH

Nice recently reduced family home. $180,000. Three bedrooms, 2 baths, formal dining room, large living room with fireplace and a den. Double attached garage. Half acre private lot. Good assumable loan, plus additional owner financing.

RENTALS — Property Management. We have a requirement for good rentals. If you need assistance with your property, please call.

CARMEL ASSOCIATES
P.O. Box 3262
Carmel 93921
San Carlos
Between 7th & 8th
(408) 624-5373

Mission Associates

BIG SUR COAST

A rustic home and studio on 43 ocean front acres affording an unparelleded view of the Pacific Ocean. A private entry welcomes you to serene seclusion opening to the ever changing scenes of the rugged coastline. The magnificence of the redwoods and oaks giveway to the native chapparral and meadows on the lower slopes. All the necessary utility services are provided, including 3 water tanks that maintain an orchard of avocados, lemons and assorted fruit trees. The combination of these elements, most particularly the ocean access, and the panoramic coastal views contribute to the high desirability of the property. Offered at $950,000 with generous owner financing available.

HISTORIC BUILDING

Gothic church near Cannery Row with a grand view of the entire Monterey Bay. Prime central location on the corner of Prescott and Laine Streets. A bit of old in New Monterey, this full facility property would be ideal for.....! Offered at $285,000. Adjoining victorian duplex, 2 bedroom and 1 bath each, presently used as parsonage, is also available if purchased with church at $130,000. A rare Peninsula find at this price. Call for additional information.

624-6194

Mission Associates
Real Estate Investments MLS

SAN CARLOS AGENCY INC. 26366 CARMEL RANCHO LANE

PRICE REDUCED ON BEAUTIFUL CARMEL VALLEY ESTATE

The price has been lowered to $395,000 for this Carmel Valley Estate located only 4½ miles from Highway One. It has a large well-landscaped yard with a variety of flowers and shrubs, brick patios, green house and deck. It features a regulation-size tennis court, solar-assisted heated pool, with spa in addition to a five-bedroom, three bath house. Free water rights make owning and maintaining the swimming pool a snap.

CLOSE TO CARMEL SHOPS

Two bedrooms, one bath home in one of Carmel's most quiet and private locations. This home has wall-to-wall carpeting and a fireplace in the living room. The modern kitchen has electric range and oven, dishwasher, disposal, refrigerator, washer and dryer. The home has been recently renovated and the yard is fully fenced for privacy. Other features include a garage, sunny patio and vaulted ceilings. The price is $160,000.

PRICE REDUCED ON THIS RARE CARMEL INCOME PROPERTY

Upstairs unit has two bedrooms, two baths, fireplace, open beamed ceilings, deck with ocean view, and modern kitchen. Downstairs has 2 bedrooms, 2 baths, nice deck, patio and modern kitchen. The building is only 14 years old and is in excellent condition. Now only $235,000.

SAN CARLOS AGENCY

26366 CARMEL RANCHO LANE
(at the entrance to The Barnyard)
624-3846 or
659-3731 after 5 p.m.

CARMEL

THE CARMEL FOREST LODGE — Located in a garden setting across the street from the Carmel Plaza. A perfect business for family management. Totally updated units with the charm that visitors desire. These cottages are separate and located in lush gardens and patios. An investment you will be proud of. ~~$750,000~~. $695,000.

FABULOUS OWNER LONG TERM FINANCING — Darling 2 bedroom Carmel home with new shake roof, fresh paint on a 10,000-plus sq. ft. lot landscaped with azaleas. Camillias and oak tree with only $35,000 down, approximately $1300 mo., why pay rent? Build some equity. Charming home, new roof, large lot. Reduced $69,000 to $160,000.

JUST LISTED--Carmel Woods hideaway with beautiful pine tree setting. Loaded with charm, lots of glass, spacious downstairs studio with separate entrance. Two large decks overlook a seven pool water fall--this is truly one-of-a-kind with a great price of only $245,000.

OCEAN VIEW — Large older remodeled home on two Carmel lots, 3 bedrooms, 2½ baths, redwood used extensively. 3 blocks to the Village. Mature trees surround this warm charming home. $360,000.

CAPE COD STYLE This warm and wonderful home characterizes the ingenuity and talents of its owner. Open beam casement windows, living room with raised hearth, master bedroom, includes step down garden sitting room with brick floors. Story book country kitchen. Get-away loft for office or bedroom. Located near Camel Point within easy walking to two beaches and bird sanctuary. Two bedroom, loft office, two bath, one car garage. A true value at only $295,000.

JUST LISTED - *Private and enclosed Carmel* charmer in the woods. Random floors, wood casement windows, two fireplaces, beam ceilings. Two bedrooms, two baths, family room, 3 car garage, brick patios and walkways. A home for those who appreciate the flavor that is Carmel. $329,000.

STORYBOOK HOME — Historic English castle with all the modern conveniences. 4 bedrooms, 3 baths, studios, and a lanai overlooking a walled garden. Located in Carmel close to all conveniences. Best Buy in the area. $296,000.

NEW LISTING--Delightful Carmel home overlooking permanent greenbelt. Lots of room for expansion or ready to move into as it is. Two bedrooms, one bath on a huge pine covered lot. Realistically priced at $159,950.

CONDOS — Not a short walk to town, but in town. Covered and secured parking plus storage, soft water and a nearly all-inclusive maintenance fee. All are 1 bedroom & bath.

$165,000 Excellent financing, rear unit sunny southern exposure.

$175,000 Distant Pt. Lobos ocean view. Excellent financing.

$195,000 Completely furnished.

HATTON FIELDS — Imma... custom built 3 bedroom, 2½ ba... private landscaped lot, wi... park your RV. Owner may ca... SOLD ...ied buyer. $265,000.

HIGH ON A HILL at the end of a very private cul-de-sac - this 4,000 sq. ft. home offers 2 bedroom suites, 3½ baths, huge living room, family room and separate guest quarters. Views of valley and sea - lovely oaks and gardens. A must see at $425,000.

LARGE BUILDING SITE — Elevated residential site with a total of 8,015 square feet. Ocean view is possible with a two story-home. Owner will subordinate for a qualified purchaser. $135,000.

EXCEPTIONALLY WELL-DECORATED and remodeled home on a quiet secluded area with ocean view. Over a quarter acre landscaped lot with huge oak tree and mature plantings. A bright and cheerful home featuring two bedrooms, two baths, family room, double garage and much more. With 20% down seller will finance. $295,000.

2 BLOCKS TO BEACH - Ocean view, deck and patio, 3 bedrooms plus den. Quality home in prime, quiet neighborhood. Under $300,000.

CARMEL POINT OCEAN VIEW LOT. One of the most prestigious locations in the area. Build your home now or wait till you retire. One of the last ocean view lots available. $225,000.

PEBBLE BEACH

THIS WELL-CONSTRUCTED home was built by a local contractor as his "dream home" just 8 short years ago. It speaks of quality throughout, including: redwood siding on all exterior walls, upgraded carpet, designer wallpaper, color coordinated bath fixtures, oversized finished garage with ample built in shelf space and work benches, tile kitchen counter tops, and many other extras! There is easy care landscaping both front and back in a quiet peaceful setting fronting on a permanent greenbelt. The large redwood decking area is perfect for entertaining. This 4 bedroom, 2½ bath home is available for immediate occupancy. Owners are motivated by a relocation. Drastically reduced--$255,000--make an offer and move in.

NEW LISTING: Pebble Beach contemporary Striking mult-level home with cathedral ceilings, enclosed greenhouse sitting room off master bedroom, large wood deck with gazebo surround spa. 2 fireplaces, 3 bedrooms, 2 baths, family room and two car garage. Professionally decorated and for sale with all furnishings. $360,000.

BUILDING SITE NEAR SPYGLASS GOLF COURSE — Oak and pine trees on a quarter-acre across from greenbelt. Only 3/4 mile to Seal & Bird Rocks. Possible ocean view with second story. All utilities are available including sewer and water. Owner will consider financing at $133,000.

PACIFIC GROVE

FOREST GROVE Condominium, very spacious 2 bedroom, 2 bath. The only PLAN A on the market. $149,500.

CARMEL HIGHLANDS

A TRUE HIGHLAND ESTATE property. An imposing two-story home reminiscent of the early Highlands living. Beautifully updated and lovingly maintained on its one acre-plus site. Large hand-hewn beams. Extensive stonework, six fireplaces, modern kitchens, sunny deck and hot tub. A total of 4 bedrooms and den, 3 baths, large living room, formal dining, family room and double garage. A true value at $625,000.00.

SPECTACULAR WHITE-WATER vistas with easy access. One-half acre building site with 2 bedroom. 2 bath solar home plans. $135,000. **Reduced to $119,000.**

CARMEL VALLEY

NEW LISTING CARMEL VALLEY — Los Tulares — over a 2½ acre lot with wide open views. Overlooking the Russell Ranch with huge level pad. One of the best lots in this lovely area now reduced to the lowest price — $115,000 with owner financing and subordination.

PASTORAL 7½ acres plus existing studio with Anthony Pool & solar collectors. Potentially 3 building sites according to existing zoning, with seclusion and sweeping views of the Valley's hills & floor. Complete owner financing at $350,000.

BIG SUR PROPERTIES

ABOVE VENTANA Designed for the senses, a home on 10 acres overlooking thousands more to ocean sunsets. Flexible floor plan sleeps eight. Undivided half ownership. A fully furnished vacation retreat and second home. $280,000.

THE COASTLANDS — A garden paradise of ocean views between Ventana and Nepenthe, featuring quality construction in 5 separate buildings. Pool and hot tub, generous decks and storage galore make this a setting of unusual quality. Paved private roads. A redwooded canyon beach trail to the pounding surf. $399,000.

HOT SPRINGS CREEK — 174 acre coastal kingdom of waterfalls and redwoods, to seagrass meadows. Next to Esalen with two cabins and privacy. $350,000.

PARTINGTON RIDGE — Over 5½ acres, with spectacular views down the Sur coast and the ocean, from a redwood home with all modern conveniences. 2 bedroom & 2 full baths with a separate apartment. Open kitchen, field stone fireplace. Incredible storage & construction. Owners will consider financing to qualified buyer. $397,000.

PARTINGTON RIDGE - COASTAL APPROVED 3 acre building site for 2-bedroom ocean view home, 2 studios and double garage. $170,000.

BIXBY CANYON — Just off the Old Coast Road 14 miles South of Carmel of Scenic Highway One, a romantic idyllic setting is protected by security gates. This expandable one-bedroom redwood home offers sunny 2.4 acres and fishing in your own back yard. Private beach and hiking trails abound. $179,000.

SYCAMORE CANYON — Wooded walk to one of the most beautfiul national beaches, a 2 bedroom 1½ bath home set amongst the most private 7 acre parcel with easy access. Remodeling possibilities in this charming home with river-rock fireplace. $169,000

GARRAPATA HIGHLANDS —Below appraisal. Newer one bedroom, cozy home of quality custom construction, with spacious canyon views and quiet country privacy. Reduced for quick sale to $119,000.

GARRAPATA REDWOODS — Creekside seclusion on private road, two bedrooms and loft, riverstone fireplace, newly remodeled. Reduced to ~~$130,000.~~ $115,000.

PARTINGTON COVE — Truly breathtaking oceanside blufftop whitewater coastline building site above the whales and otters, next to Julia Pfeiffer Burns State Park, offering walking trails to shore line and mountaintops nearby. $1,100,000.

PALO COLORADO CANYON - Redwoods, oaks, a bubbly brook all make 2.5 hillside acres buildable. Priced under market at $40,000.

For The Listings Above Call

1-667-2406

or

624-1444

VINTAGE REALTY

MAIN OFFICE San Carlos at 7th, Carmel Open 7 days, 9-6 P.O. Box 5788 **624-1444** **PROPERTY MANAGEMENT 624-2930**

3 BDRMS, VIEW, $247,500
Home adjacent to City greenbelt with views of mountains from almost every window. Huge deck, double garage, hot tub, large sleeping loft. Outstanding value.

AN ABSOLUTE JEWEL
(But not expensive.) It's a 2-bedroom, 2-bath home in immaculate condition. Beamed ceiling living room. Dream kitchen. Beautifully maintained semi-formal garden. You can move in and start living - just remember to water the garden. $239,000.

3 BRS, 1½ BATHS, $215,000
On a large, well-landscaped lot on Trevis west of Atherton. Large den (or 4th bedroom) with fireplace. 2-car garage, fine neighborhood. Owner will finance. Real value for money.

LARGE HATTON FLDS LOT
Approximately 187'x175' and level. Lot fronts on Highway 1, but access is from Mesa Drive. Mature planting screens lot from traffic. 2-story houses are allowed; in fact it's a neighborhood of fine large homes. $135,000.

ESTATE SALE - 2 BRS, 2 BATHS
Some ocean view from bedroom and den. Great location on Monte Verde near 10th. An older Carmel charmer with some recent additions. Priced to sell at $219,000. Shown any time.

2 BRS NEAR BEACH
This is a most attractive 2-bedroom, 2-bath Carmel cottage. It has been updated without sacrificing its charm. The home has new plumbing, wiring, heating and fireplace. Well-landscaped with automatic sprinklers. A real buy at $229,500.

CARMEL REALTY COMPANY

Realtors, in Carmel Since 1913
Sales, Rentals, Property Management
Dolores, South of Seventh
Phone 624-6482 any time

---

christopher bock
REAL ESTATE
FROM CARMEL VALLEY TO CARMEL BAY

CARMEL VIEW HOME
Newly offered residence in a fine location near the village. Two bedrooms, two baths, 75x100 lot, excellent views of Pt. Lobos from large living room, dining room, and sheltered Carmel Stone patio. Large finished basement for workshop or storage and a two car garage. Excellent quality construction throughout.

$310,000

FOUR BEDROOM CARMEL CONTEMPORARY
Excellent south of Ocean Avenue location, dramatic floor plan, extensive use of skylights, and private gardens add the necessary elements to make our newest listing a very special property. Statistics include 3000 square feet, four bedrooms, 2½ baths, family room, three fireplaces, greenhouse kitchen, double garage, complete security yard, and much more. Please call today for a viewing of this most unusual newer Carmel home.

$415,000

SUMMER TIME IS FAMILY TIME HUGE FAMILY HOME IN CARMEL
One of the hardest finds in Carmel is a big house with some space around it for a growing family. We invite you to look at our five bedroom, four bath home with recreation room, complete separate guest house, and a full acre of low care grounds which back to a City owned park. This home is priced to sell quickly and the owner will consider some financing.

$595,000

christopher bock
SAN CARLOS between 7th & 8th
CARMEL
624-1838

The Village Realty
Sales — Rentals
Property Management
ELISABETH SETCHEL, Realtor
OCEAN AVE. & LINCOLN
Phone 624-3754
P.O. Box BB, Carmel

CARMEL POINT BEAUTIFUL VIEWS!
Unrestricted, permanently preserved views of both mountains and Bird Sanctuary from this lovely home--just one block to beach and bordered by Sanctuary on two sides! Chic decor with formal dining, hardwood floors, 2 bedrooms, 2 baths, firepit on large deck overlooking expansive views. Extra-large lot with Coastal commission permission for expansion, plans included.

del monte realty company
CALL RUTH LA GRANGE
625-4111
At the Shops
Across from Lodge

Merit · McBride Realtors

"THE HEARTH" *$550,000*
Country garden setting on near ½ acre in CARMEL. Exquisite comstock masterpiece. 4 bedrooms, 4 baths. Olde world charm personified. Rare opportunity.

CITY LIGHTS AND BAY VIEW *$299,000*
Luxurious privacy in the hills overlooking MONTEREY. Custom 2300 sq. foot beauty. Country kitchen, cozy breakfast nook, master suite, fireplaces, decks, beamed ceilings.

DEL MESA-CARMEL *$167,000*
Marvelous forest and Ocean views. Exceptionally nice 2 bedroom with extra storage space. Best recreational facilities on the Peninsula.

OCEAN AVENUE NEAR DOLORES—
DOWNTOWN CARMEL
625-3600

These Fine Values and More Are Available...

CARMEL 2 FOR 1...Two delightful homes on a 60x100 lot, each attractive in its own style. One is an all-white, light & airy cottage, the other the contemporary apartment with open-beam ceilings. Each has 1 bedroom and 1 bath. Both for $210,000! 625-4111.

COUNTRY CLUB BUY...Charming home offered at a bargain price of just $220,000! Gracious living room with open beams and Carmel stone fireplace, spacious kitchen with cook island and casual dining area, 2 bedrooms, 2 baths and large study or 3rd bedroom. In beautiful condition with easy-care landscaping and private patio! 625-4111.

POINT LOBOS VIEWS...and the ocean beyond fill this remodeled Pebble Beach home that's light and bright throughout! Living room with marble fireplace and family room with built-in stereo speakers open onto view veranda. Formal dining, 3 bedrooms--including bay-windowed view master--2½ baths, easy-care landscaping. Reduced to $395,000. 625-4111.

CARMEL VALLEY ESTATE...an executive retreat on over 4 acres close to Carmel...offering a classic Comstock adobe home supplemented by attached guest house plus servant's quarters...beautiful fenced pool and cabana with dressing rooms and bath...BBQ area with an ancient sheltering oak...horse corral, even your own gas pump along the private drive. $775,000. 625-0300.

316 ACRES CARMEL VALLEY...quarter-horse country, bordered by large tracts of land and preserve. Owner will consider a 160-acres split. Entire parcel priced at $695,000. 625-0300.

TOP-VALUE CARMEL HOME...custom quality with large room, high cathedral beam ceilings, great kitchen for family dining or entertaining, 4 bedrooms, 2½ baths, fireplace in living room, decking, fenced yard with automatic sprinkler system. $330,000. 625-0300.

HATTON FIELDS...beautiful home site, a rare large lot amid lovely oaks and prestigious homes with a southerly exposure. $165,000 with terms. 625-0300.

VIEWS--REDUCED $40,000!...overlooking Monterey Bay, a gracious 3000 square foot Spanish-styled home, beautifully restored with every modern convenience! Situated on three lots with privacy wall on the street, large kitchen with work island and breakfast room, hand-hewn beams and dramatic fireplace in living room, 2 generous bedroom suites and family room or guest suite with bath...charming throughout! Priced to sell now, $325,000! 625-4111.

40.48 ACRES CARMEL VALLEY...adjoining the National Forest, offering fabulous views of Cachagua Valley...ideal get-away with a home of custom attractive character. Perfect for a small horse ranch operation or a weekend or vacation compound. $360,000. 625-0300.

CARMEL HIGHLANDS...blue water views are fantastic from this corner homesite with survey and topo in 1981. $115,000...may trade! 625-0300.

CARMEL VALLEY...country setting with stately oaks and Valley views, close to Carmel Valley Ranch for golf and tennis enjoyment...living room with fireplace, dining area plus breakfast room, 2 bedrooms, 2 baths, nice patio. $199,500. 625-0300.

32.8 ACRES CARMEL VALLEY...excellent building sites, views of rolling hills and very close to the Village. Zoned for 2.5 acre minimums, offering privacy. City water and electricity to property. Good terms. $445,000. 625-0300.

CARMEL VIEWS...family home fresh as a daisy with new paint and new carpeting, 4 bedrooms, 3½ baths, study, large master suite with sitting room and fireplace, formal dining plus casual dining, fireplace in living room...near school, shopping and bus line in an area of prestigious homes. Very private setting of beautiful oaks. Motivated seller is asking $249,900.

SUNLIT CONTEMPORARY...impressive home in the sunshine, hand-built by master craftsman for his own home! Two-story living room with cut-granite fireplace under heavy beams, formal dining, loft, deluxe kitchen, spacious master suite with antique parlor stove, 3 more extra-large bedrooms. Exquisite features...antique moldings. Leaded glass entry, huge custom windows and more! $485,000. 625-4111.

AT THE OCEAN...at Otter Cove, a gated community at the oceanfront, a beautiful contemporary with gorgeous white-water views. Floor-to-ceiling fireplace warms living room, dining room and premium kitchen. Handsome woods, custom window coverings, ceramic tiles and cathedral open-beam ceilings throughout! Two bedrooms, 2 baths plus cozy room ideal as nursery or office. $795,000. 625-4111.

del monte realty company

625-4111
PEBBLE BEACH
At the Shops
Across from Lodge

625-0300
CARMEL
Mission St.
Between 4th & 5th

Exclusive Sotheby Parke Bernet Affiliate for Monterey Peninsula

RESIDENTIAL INCOME PROPERTY

FOUR-UNIT RESIDENTIAL INCOME - A unique, well-maintained property with a lovely bay view. No vacancy factor, close to DLI. Large corner lot.

REDUCED TO $185,000

★ ★ ★ ★ ★

DEL MESA CARMEL CONDO...$129,500. 1 bed., 1 bath, unit in excellent location close to pool and clubhouse. WILL EXCHANGE FOR INCOME OR RESIDENTIAL PROPERTY!

★ ★ ★ ★ ★

9 UNIT APARTMENT complex in New Monterey, close to DLI, NO VACANCIES....$450,000.

LOAN FUNDS AVAILABLE

CALL

MARGRET M. ALEXANDER

INDEPENDENT iRA REALTY ASSOCIATES

408 625-4100 office
408 624-8482 residence

THE NAME BEHIND A WISE INVESTMENT

Public Notice

FICTITIOUS BUSINESS NAME STATEMENT
File No. F-5712-10

The following person is doing business as: FOOTBALL USA; BASEBALL USA; AMERICAN TEAMS, S/W cnr. Junipero and Ocean, Carmel Plaza, P.O. Box 5488, Carmel, CA 93921.

Team Products, Inc., California Corp. S/W cnr. Junipero and Ocean, Carmel Plaza, P.O. Box 5488, Carmel, CA 93921.

This business is conducted by a corporation.

Team Products, Inc.
G.J. CORDOVA
President

This statement was filed with the County Clerk of Monterey County on March 30, 1983.

ERNEST A. MAGGINI
County Clerk

Publication Dates: July 14, 21, 28, Aug. 4, 1983.

(PC632)

FICTITIOUS BUSINESS NAME STATEMENT
File No. F-5722-20

The following person is doing business as: THE PERFECT ARRANGEMENT, P.O. Box 223242, Carmel, CA 93922.

Carolyn W. Humiston, 6355 Brookdale Dr., Carmel, CA 93923.

Susan Leggett, 9521 Bay Court, Carmel, CA 93923.

This business is conducted by a general partnership.

SUSAN LEGGETT
CAROLYN W. HUMISTON

This statement was filed with the County Clerk of Monterey County on May 31, 1983.

ERNEST A. MAGGINI
County Clerk

Publication Dates: June 30, July 7, 14, 21, 1983.

(PC640)

NOTICE OF TRUSTEE'S SALE
No. F60,128"A"

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED FEBRUARY 2, 1982 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On Monday August 1, 1983 at 1:45 p.m. EXCHANGE SECURITY CORPORATION INC., A CALIFORNIA CORPORATION as duly appointed Trustee under and pursuant to Deed of Trust recorded February 9, 1982, as inst. No. G04669, in book 1531, page 1232 of Official Records in the office of the County Recorder of MONTEREY County, State of California. Executed by SONEKO RADFORD, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States) at THE ENTRANCE STEPS (FACING GABILAN STREET) TO THE COUNTY COURTHOUSE 240 CHURCH STREET, SALINAS, CALIFORNIA all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: LOT 25, Tract 722 Riverwood No. 1, in the County of Monterey, State of California, per the map filed November 14, 1973 in the office of the County Recorder of said county, in volume 12, cities and towns, page 39. The street address and other common designation, if any, of the real property described above is purported to be: 4000 Rio Road Carmel, Ca. 93921. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Said sale will be made, but without covenant of warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

The total amount or the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is $7,015.72.

The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

EXCHANGE SECURITY CORPORATION, INC.
P.O. Box 330 A, Santa Clara, CA. 95052
(408) 244-9800
By JOSEPHINE POOLE, FORECLOSURE OFFICER.

Date: June 21, 1983

(PC.703)

Publication Dates: July 7, 14, 21 1983

The Carmel Pine Cone is your hometown newspaper

PEBBLE BEACH

1.2 Acre Lot on 17-Mile Drive

Magnificent forest setting with filtered ocean views across from the famous Lone Cypress. Building plans & Coastal Commision approval available for large English Tudor home. Broker cooperation. $425,000.

L.J. Lucas, Exclusive Agent
624-5559 or (415) 837-2182

CARMEL!

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TUCKED AWAY IN A PRIVATE SETTING, BUT JUST A FEW BLOCKS TO TOWN is the perfect Carmel Cottage. Freshly painted, there are gleaming hardwood floors, a separate dining room, a very comfortable living room, a stone fireplace, 2 bedrooms, 1 bath, a new roof and much, much, more. Just $189,000.

WHERE CAN YOU FIND VIEWS OF PT. LOBOS AND THE OCEAN and a charming 2 bedroom, 2 bath home with family/guest room for just $220,000? Excellent Carmel neighborhood, lovely gardens and very attractive owner financing. Call for a private showing. $220,000.

A TRUE CARMEL CHARMER LOCATED SOUTH OF OCEAN AVENUE...You will absolutely fall in love with this 2 bedroom, 1½ bath cottage with its bay window seat, Carmel Stone fireplace, country kitchen cabinets, and...its own separate guest house with full bath. Walk to town and the beach. An excellent value at $269,500.

A SUNNY AND PROTECTED BRICK PATIO AND LOVELY GARDENS ARE JUST THE BEGINNING...This QUALITY 2 bed/2 bath Carmel home is located just four blocks to the beach and town...The price has been reduced and the owners will assist with financing. $279,500.

FOR A CARE-FREE STYLE OF LIFE you may wish to consider this luxury, 2 bed/2 bath Carmel Condominium. It has lovely views, large rooms, raised ceilings, private patio with sunroom and is elegantly appointed. EXCELLENT FINANCING AVAILABLE AND OWNER WILL CONSIDER A TRADE FOR A SMALLER HOME. $295,000.

A CLASSIC CARMEL STONE HOME...Completely refurbished. Large corner location. Close to the Village. Beautiful patio and gardens. Separate guest quarters AND ATTRACTIVE OWNER FINANCING. $298,000.

A FAMILY HOME IN THE HEART OF CARMEL WITH OCEAN VIEWS AND JUST A BLOCK TO THE BEACH...Located south of Ocean Avenue, this fantastic home has four bedrooms, four full baths, five fireplaces, a formal dining room, and lovely, fenced gardens. Complete Brochure Available. $595,000.

IN A PRIME CARMEL NEIGHBORHOOD...This distinctive home was architecturally designed to fully utilize its private, secluded setting. Lovely views from every room, the home features raised ceilings, a library with built-in wet bar, a music room, a gracious formal dining room, and 3 bedrooms in the main house. The spacious separate guest house has 2 bedrooms and a bath. $725,000.

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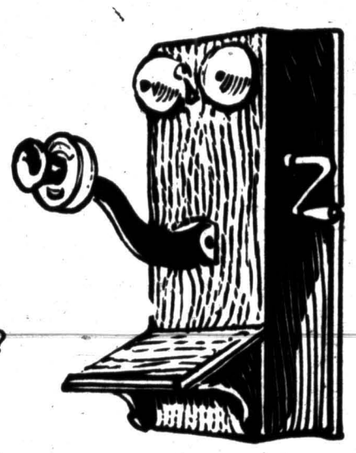

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CARMEL POINT. Just 300 feet to the Bird Sanctuary and three blocks to the sands of Stewart's Beach is this 1450 feet of Carmel Point home. 3 bedrooms, 2 baths, garage. Patio views from the glassed southern exposure of the living room. CAMINO REAL and 16th. $229,000.

SKYLINE FOREST. Probably the most for the least in the area high above Monterey. Possibly the most desirable area for modestly priced homes in all of the town and this 3 bedroom, 3 bath home with den gives you more for the dollar than any other offering up here, we believe. 26 WYNDEMERE. $227,500.

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Casanova at 12th for the completely redone Mediterranean-style home. 3 bedrooms, 2 baths, kitchen with beautiful appliances and wood treatment. Dining room. $429,000.

Camino Del Monte for space and convenience. 3 bedrooms, 3 baths, divisible. $297,500.

2nd St. for 3 block walk to P.O. 2 bedrooms, 2 baths, divisible. $229,500.

10th St. for small but inexpensive cottage 3 blocks to Plaza. 2 bedrooms, 1 bath. $179,000.

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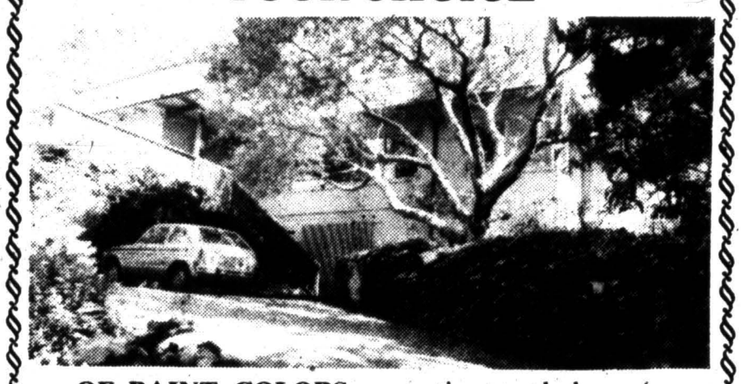
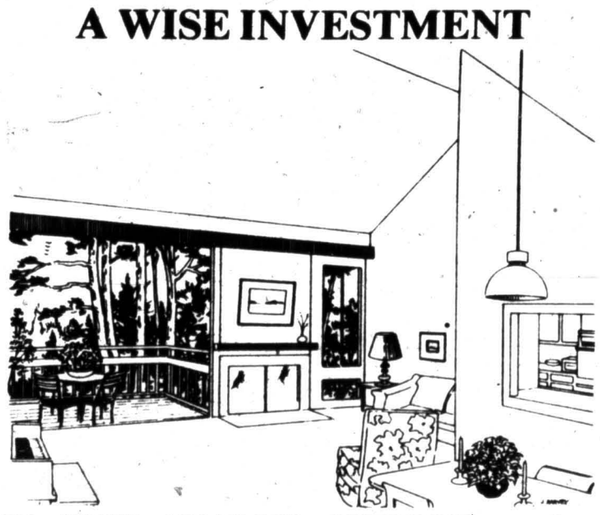


OF PAINT COLORS, carpeting, and draperies, up to $5000 for this four-bedroom home in Carmel Woods, one of our finest residential neighborhoods. And to make it even more appealing, the seller has cut the price by $10,000. He wants to **SELL**...you want to **BUY.** Now $235,000.

HATTON FIELDS

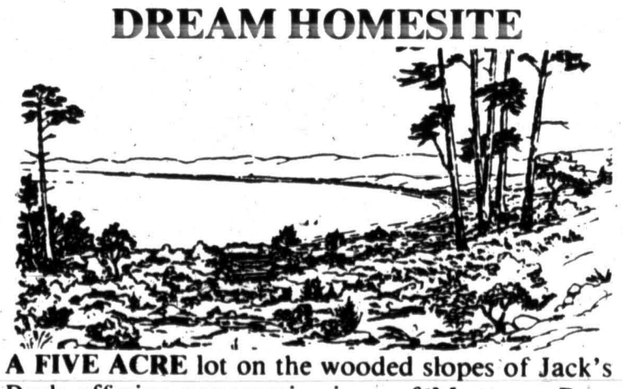
COMPLETE PRIVACY with lovely hill view in sunny Hatton Fields. Wide brick walls and patio lead to gracious room-size entry hall. Two separate bedroom/bath wings with individual outside entries. There is a music room-den, large high ceilinged living room, and a spacious country kitchen. A room off the kitchen for an office study, an extra guest, or the ironing! There is plenty of room to build up or out...or simply enjoy this extraordinarily comfortable and immaculate home as is. $330,000.

A WISE INVESTMENT



IN HIGH MEADOW OUTLOOK, a sharp townhouse just minutes from downtown Carmel. Three bedrooms, two baths, good-sized living room with fireplace, dining area, and modern kitchen. Living area and master bath open to an atrium. Shows beautifully! $225,000.

DREAM HOMESITE



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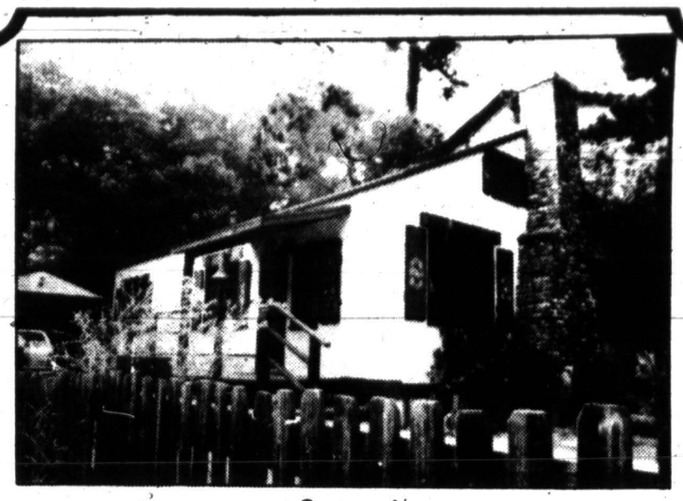
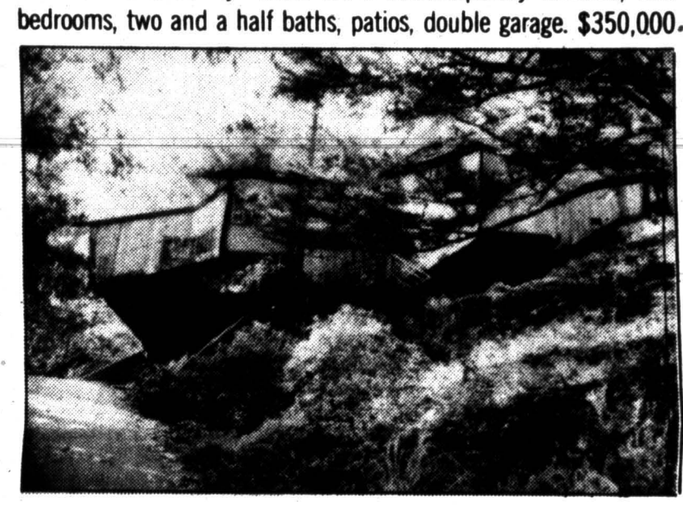


Carmel

With a Tyrolean ambience, this two bedroom, two bath cottage only four blocks from the beach, two from Pine Inn, has a fireplace in the living room, laundry facility adjacent to a compact kitchen, separate studio and carport. $172,000.

Carmel Valley
Golf and Country Club

Facing the golf course in back, this custom-built home has a fireplace in living and family rooms, a study, dining room, breakfast and utility rooms off a contemporary kitchen, two bedrooms, two and a half baths, patios, double garage. $350,000.

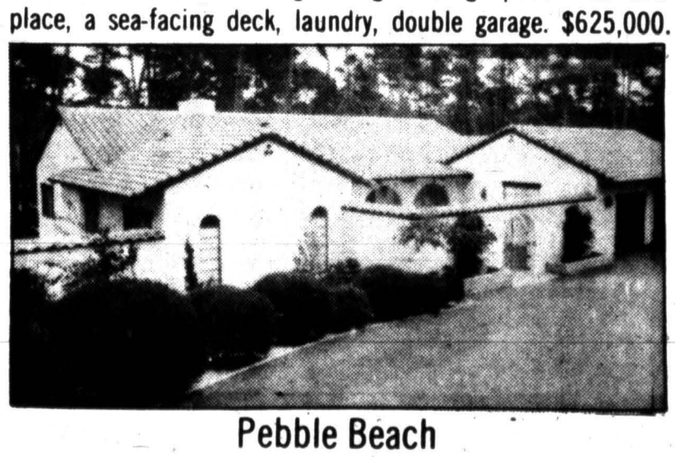


Carmel Highlands

This several-level, Spindrift Road home has an ocean vista, fireplace in living room and studio, a dining room, breakfast and utility rooms, three bedrooms, two and a half baths, electric dumb waiter from a double garage to the kitchen. $395,000.

Big Sur Coast

In gate-protected Otter Cove six miles south of Carmel, this four bedroom, two bath home designed by Mark Mills for an oceanfront acre has living/dining/cooking space with fireplace, a sea-facing deck, laundry, double garage. $625,000.



Pebble Beach

On two acres bordering Cypress Point Golf Course, this spacious Spanish villa with ocean vistas, four bedrooms, three and a halft baths features contemporary comfort, a fireplace in living room, master suite and library with bar. $1,075,000.

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Symphony a benefactor of unique musical gift

ELIZABETH PASQUINELLI, (left) general manager of the Monterey County Symphony Association and assistant Nancy Kneeland practiced their musical abilities on a violin and lute made by Carmel resident Robert Gillett among the overflow of handmade tools given as a gift to the Symphony Association by his daughter-in-law,

A VIOLIN-MAKER'S WORKSHOP waits for a home at the Monterey County Symphony Association office in the Sunset Center in Carmel. The tools of Robert Gillett were given as a gift to the Symphony Association by Mrs. Dela Gillett of Monterey in the hope that the work might be valued as part of local history. (Lisa McKaney photo).

By LISA McKANEY

A VIOLIN-MAKER'S workshop — complete with all the tools of the trade — was given to the Monterey County Symphony as a gift from Mrs. Dela Gillett of Monterey and Mr. Thomas Gillett of Crockett.

Musty trunks overflowing with handmade wooden tools, calipers, jigs, intricately carved sycamore scrolls, delicate Swiss pine sound posts, flaming maple and aged pear violin bellies and backs, Madagascar ebony necks, curving ovals of silver fir, spruce, pine, hand written notebooks on yellowing paper which detail the perfect curve for perfect vibration — are all now piled high in the office of the Monterey County Symphony at Sunset Center.

Because it has no permanent exhibit space, the symphony association is seeking the best possible ways to make the process of violin-making, as practiced in the early part of the century, available to the community.

The exhibit represents a part of the life work of Robert Gillett, a Carmel resident from 1914 until his death in 1952.

Through its in-school demonstration program, the Monterey County Symphony will make a portion of Gillett's work available to the children of Monterey County. Each year, musicians from the symphony visit the classrooms of fourth and fifth graders throughout the county and carry their instruments with them and play for children who might not otherwise have the opportunity to hear, close-up, master musicians playing the instruments of a symphonic orchestra.

Because the instruments are expensive and the surfaces of the string instruments are easily altered by handling — with resultant changes in tonal quality — children have not been able to have a "hands-on" experience with violins, violas and cellos.

The Gillett violins can, however, be touched by the children since the collection contains some of his practice instruments — the violins on which he learned his craft. Also in the collection are unassembled, unfinished parts of violins and will be displayed for children to see the violin at several stages of its creation.

"In this time of factory-made plastic, it is important that children see the craftsmanship and loving care with which a musical instrument is made," said Ken Schley, Monterey County Symphony Association president.

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THE TRAVELING exhibit will use a small portion of the total Gillett collection because most of it is not portable. It consists of wooden tools, moulds, steamer, presses, calipers and gauges which Gillett designed himself, as he experimented to find the best ways to build a violin.

The greater part of the collection, with some of the finished instruments, consists of materials suitable for a stationary exhibit, preferably in Carmel since that was Gillett's home, and ideally in a performing arts center, symphony association members said.

"History and its artifacts are not set apart in a museum in Carmel," said Sandy Redden, education coordinator of the symphony. "Pat Hathaway's photos decorate the walls of National Bank of Carmel; Junipero Serra's artifacts are on display at the mission and Robinson Jeffers' belongings are at Tor House, but there's no special site for historical displays.'

For that reason, the Monterey County Symphony seeks an interested party — a local business — that would like to include the handmade tools and violins of Robert Gillett.

Gillett was a tall, bearded man who worked in his woodshop at Ninth Avenue and San Carlos Street for many years after he came to Carmel in 1914.

He made the trip across the continent from West Virginia in 1906 because the climate duplicates the climate of Brescia and Cremona, Italy, where Stradivarius and his teacher, Nicolas Amati, made the world's finest violins in the second half of the 16th Century.

Climate is a factor in the making of violins because the slow drying of many layers of varnish requires that the sun be hot and the air be cool and clear.

According to an article in the Friday, Feb. 24, 1950 *Carmel Pine Cone:* "Carmel has lost one more characteristic and memorable figure with the death of Robert Franklin Gillett early Monday morning."

The article states that Gillett was born in Virginia and died at the age of 84 in Carmel. He came to Carmel in 1913 and worked as a cabinet maker with the M.J. Murphy Company, "...in pursuance of his craft, establishing here a reputation for painstaking and flawless workmanship."

•

AFTER THE DEATH of his wife, Idena, in 1934 he retired from active service to his trade and began to realize a lifelong ambition — the making of violins.

"For years past he had busied himself collecting works on the great violin makers, having in his possession books copied from original sources in the British Museum and keeping about him a small but select library of works on this subject," according to the 1950 article.

"With his delicate gouging tools and the set of planes he made himself, oval in shape and curved on the bottom for the smoothing of the violin's belly, he copies in minutest detail the small and the giant Stradivarii, a Guarnarius, and then, on the basis of his immense knowledge of the instrument, he constructed one of his own design."

He seldom went out, though if he heard of a piece of century-old maple, he would go to any lengths to get it. His shop was hung with many kinds of woods, planed and polished to perfection.

"Now and then he could be seen at a violin recital during Bach Festival season, sitting far back in the auditorium, his leonine white head bent forward to catch every nuance of the tone and timbre of his beloved music maker," the *Pine Cone* reported.

'In this time of factory-made plastic, it is important that children see the craftsmanship and loving care with which a musical instrument is made,' said Ken Schley, Monterey County Symphony Association president.

Every part of his instruments were his own — including the necks, pegs, fingerboards, bridge and sounding posts — except for the hairs of the bow which, Ms. Redden explained, were the hairs of a blond horse.

"Blond horse hair was preferred over any other type for the strings and they were very careful to take the hair off the horse — which didn't hurt the animal at all. I don't know why they preferred blonds," she added.

"A few years ago, his heart began to trouble him and he was forced to abandon his work," the article stated. "Since that time, he has been a familiar of the Carmel scene, his erect carriage, his cane and shopping bag and patriarchal beard marking a man who has accomplished in dignity the work he most loved."

On June 18, 1937, Lynda Sargent wrote an article on Gillett for *The Carmel Cymbal.*

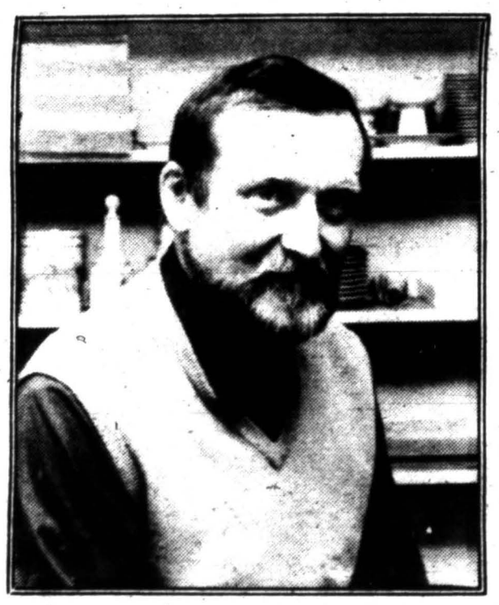
"It is certain, and cannot too often be iterated, that what we make out of our adversities is, finally, our best selves. There is a gentleman over here on San Carlos street who illustrates this truism and to whom we feel like paying a tribute, not out of proportion to what he has done. Mr. Robert F. Gillett," she wrote.

"Stradivarius lived and worked until he was 93 years old. There came to our mind, as Mr. Gillett talked, the contrasts and the similarities of setting in which these two violin makers have bent patiently over their purffling."

In her affinity for historical re-creation, Ms. Sargent stated: "If Mr. Gillett must, perforce, gaze out at Sunset School, built in the early 20th Century A.D., there are, also, the Palo Corona and the long shadows of Viscaino and the Mission Fathers to lend felicity to eyes no longer young, but not yet old."

Gillett was described as "a quiet and modest craftsman and a man with the dignity befitting this place. He wishes to make a few worthy violins before he stops working."

Mrs. Dela Gillett, widow of Andrew Gillett (son of Robert along with his twin brother, Thomas) presented the collection to the symphony in the hope that the work might be valued as part of local history. The symphony plans to make it available to the public by requesting that individuals or organizations interested in displaying the collection phone the Symphony Association at 624-8511.



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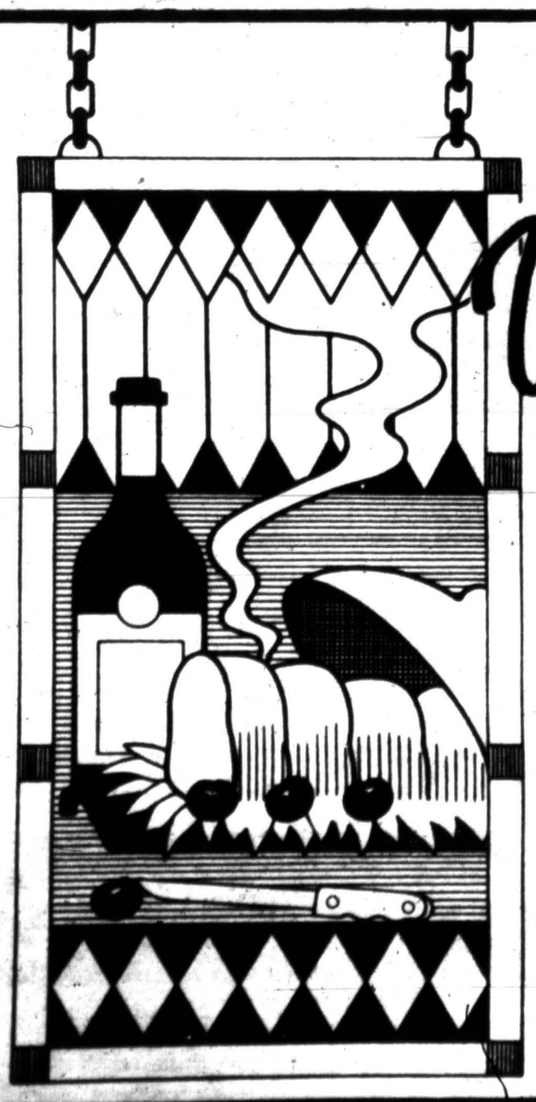

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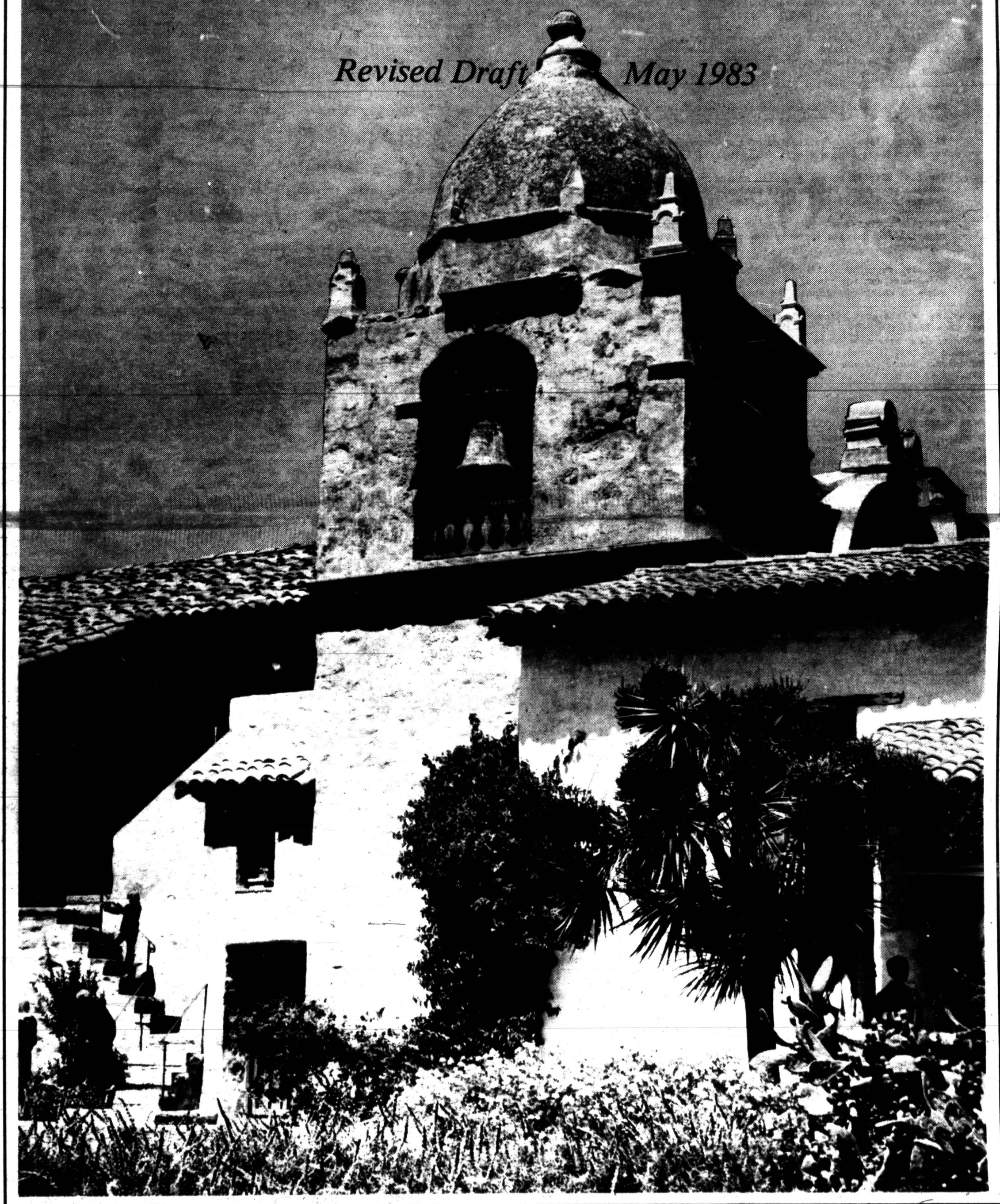
CARMEL·BY·THE·SEA

GENERAL PLAN

Revised Draft May 1983



A special supplement to the *Carmel Pine Cone / Carmel Valley Outlook*
published as a public service by the City of Carmel and Brown & Wilson, Inc.

I. Introduction

PURPOSE OF THE GENERAL PLAN

This General Plan is a comprehensive statement of the planning goals and policies for the City of Carmel-by-the-Sea and its surrounding sphere of influence. By state law, each community must prepare, adopt, and periodically update its General Plan. Nine specific elements (information topics) are required by the California Government Code (Section 65302) and must be included in each plan. This plan has been prepared in a manner consistent with the California Government Code. The nine required elements are: Land Use, Circulation, Housing, Conservation, Open Space, Scenic Highways, Seismic Safety, Noise, and Safety. Other topics may be added at the discretion of the City Council. Carmel's General Plan includes the nine state mandated elements and two additional elements for Significant Buildings and Public Facilities.

A General Plan is an important land management tool for use by the community and its government officials. It provides a common base of understanding for everyone involved in matters related to community conservation and development and it sets forth community goals as well as procedures and policies needed to achieve the goals. The General Plan performs the following functions.

- The plan integrates the environmental, social and economic needs and aspirations of the community with the community's natural setting.
- The plan allows the collection of a wide range of ideas and considerations into a single comprehensive document.
- The plan simplifies the decision making responsibilities of planning commissioners and City Council members by enabling the review of all proposals in light of a clear picture of desirable future development.
- The plan provides a common base of understanding which enables public agencies and private property owners to relate their projects to a common goal.
- The plan embodies policies and procedures essential to effective city management and the timing of public improvements; it thus provides a basis on which the annual City budget can be established.

The zoning of land must be consistent with the adopted General Plan (Government Code Section 65860). If the General Plan is amended or revised, the zoning of land must also be reviewed and amended for consistency. The zoning revision is done in conformance with the procedures set forth in the Zoning Ordinance. Zoning is one of the strongest tools for implementing the General Plan but it is not the only one. Other implementing mechanisms include the subdivision ordinance, specific plans, purchase, easements, and capital improvement plans. Reference to the Carmel-by-the-Sea General Plan should be a normal part of the decision making process of the Planning Commission and where appropriate, by the City Council. The plan is a principal reference by which privately sponsored planning and development proposals should be evaluated. It is also a principal reference for proposals initiated and recommended by the Planning Commission to the City Council. Thus, revision of the General Plan is a serious matter and should not be done without careful thought. However, to be an effective management tool the plan should be reviewed and updated periodically and any changes should be made when it can be determined that an amendment will result in a revised plan which is as good or better than the original.

PLANNING PROCESS

BACKGROUND

In 1929, the Carmel City Council adopted Ordinance No. 96 which set forth a very strong policy statement to direct the future development in Carmel. The principle established in the 1929 policy has been and will continue to be a major factor in Carmel's planning decisions. This ordinance, outlined in Section 1300 of the Municipal Code, established the residential character of Carmel and specifically outlined the City's intent that Carmel should subordinate other activities in order to preserve the community's unique residential character. The 1929 ordinance stated the following:

> "The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential character; and that said determination is made having in mind the history and the development of said city, its growth and the causes thereof; and also its geographical and topographical aspects, together with its near proximity to the cities of Pacific Grove and Monterey, and the businesses, industries, trades, callings and professions in existence and permissible therein."

In November, 1946, the Carmel City Council passed an ordinance providing for a planning commission and the preparation of a Master Plan for the City of Carmel-by-the-Sea. Development of the Master Plan did not begin until eight years later when a professional consultant was hired who prepared, in conjunction with the planning commission, the Livingston Plan. This plan was adopted in May, 1957, as the General Plan for the City and was later amended in 1960 and 1961 by the inclusion of a central District Plan. This first General Plan continued the community planning principles expressed in Section 1300 of the Municipal Code adopted in 1929. In the process of preparing the General Plan, it became apparent that such a plan would need to consider the surrounding area which was socially, culturally, geographically and economically related to Carmel. The plan, therefore, included an area bounded on the west by the Pacific Ocean, on the north by Pescadero Canyon and the Jacks Peak Ridge, on the east by a line generally from Jacks Peak to the Fish Ranch ridge, and thence westward down the ridge to the sea. The General Plan was revised and updated in 1973 after the Conservation, Seismic Safety, Scenic Highways, and Open Space Elements became mandatory General Plan sections under state law. Subsequent amendments occurred in 1975 and 1978. This current 1983 General Plan is a revision and update of the amended 1973 plan.

CITIZEN PARTICIPATION AND PUBLIC REVIEW

GENERAL PLAN ADVISORY COMMITTEE

As an essential part of the planning process, a General Plan Advisory Committee was appointed by the City Council. The General Plan Advisory Committee was established with an advisory function to provide input to the General Plan. The primary functions of the committee was to serve as a sounding board for consultant's reports and as contributors of concepts to be explored during the General Plan revision; to promote wide public participation by citizens of the community in the public workshops scheduled as part of the General Plan revision process; and to give committee members special opportunities at the meetings on the General Plan to interpret and summarize the discussions. The General Plan Committee was first established as a small committee and later the City Council expanded the membership to eighteen members. The General Plan Committee worked on the General Plan for approximately seventeen months, from September, 1981 through January, 1983. The Committee, which generally met twice a month, reviewed data, policies, and information presented by the General Plan consultant and city staff. Individual members also submitted material for consideration by the Committee. The General Plan Committee deliberated carefully on all of the elements but considerable emphasis was given to land use issues. Minutes of the committee meetings are available in the City of Carmel Planning Department. The General Plan Committee meetings were open to the public and public input was encouraged.

COMMUNITY QUESTIONNAIRE

In an attempt to gain greater public opinion on a variety of community issues, the City formulated and mailed an advisory questionnaire to all registered voters in Carmel. The survey was first proposed in December, 1981, by the General Plan Advisory Committee. The General Plan Committee members, planning commissioners, and council members developed a series of proposed questions over a period of two months. The Carmel City Council approved the final survey questions which were then mailed in July, 1982. All responses received by August 1, 1982 were tabulated and the information was considered by the General Plan Advisory Committee and the consultant in developing the revised General Plan.

The City received 1,776 questionnaire responses, representing 45.5 percent of the 3900 registered voters who reside within the City limits. The record of response was excellent and represented a much higher response rate than most surveys of this kind. The response was greater than the 41.2 percent voter turnout in the 1982 city election. In summary form, the questionnaire results provided community consensus on a number of issues. A majority of the citizens returning questionnaires responded as follows:

- Supported a limit on the number of tourist oriented businesses; including but not limited to restaurants, art galleries, gift shops, and jewelry stores.
- Approved of the City exploring means of providing housing for low income residents.
- Favored allowing second food preparation areas in single family dwellings.
- Expressed having trouble parking in the downtown Carmel.
- Approved of a preferential parking program for residents within residential areas.
- Favored construction of a parking facility at the north end of the Sunset Community and Cultural Center.
- Opposed annexation of areas adjacent to the City.
- Supported more control of development in the commercial district.

A copy of the community conducted questionnaire questions and responses has been included in this General Plan as Appendix A.

PUBLIC REVIEW OF DRAFT GENERAL PLAN AND EIR

The Draft General Plan and Draft EIR dated February, 1983 received full public review and was in public circulation from February, 1983 through May 4, 1983. Comments received on the Draft EIR and General Plan are summarized and responded to in Section VI, Environmental Impact Report. In addition, the Planning and Conservation Committee of Carmel reviewed the plan and comments received on the plan and made recommendations to the Planning Commission. The Carmel Planning Commission held public hearings on the plan on April 20, April 27, and May 4, 1983. As a result of the public hearings and written comments received on the plan, numerous changes were made to the plan. This document, Revised Draft General Plan, May, 1983 constitutes the changes that have been made to date. This document will be reviewed by the Planning Commission and City Council review and action on the plan will follow.

AMENDING THE GENERAL PLAN

The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. The City of Carmel should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan. The portions of the plan with a short term focus, such as some of the implementing policies, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. Indeed, Government Code Section 65400(b) requires the planning agency to "render an annual report to the legislative body on the status of the plan and progress in its implementation". The Planning Commission will perform an annual review of the plan. The entire plan, including the basic policies, should be thoroughly reviewed at least every five years and revised as necessary to reflect new conditions, local attitudes, and political realities. The Housing Element must be reviewed and updated at least every five years beginning in 1984 (Government Code Section 65588). Obviously, the longer the interval, the greater the effort and extent of each revision. Ten years is a reasonable time horizon for the plan but the plan should be reevaluated in detail after ten years. This General Plan has been developed as a working plan and the plan should be continued as an evolutionary process. In the short term it is very important to review the plan and see how it is working and to evaluate if the policies are accomplishing the stated goals and objectives. In the long term, it must be evaluated if community objectives and priorities change.

II. Carmel-by-the-Sea: Historic Perspective

Major portions of the historical perspective were taken from the "History of Carmel (1542-1966) prepared by Marjory Lloyd, 1966 and Carmel-by-the-Sea, Yesterday, Today, and Tomorrow, by Herbert B. Blanks, 1965.

The history of the City of Carmel-by-the-Sea began 50 years after Columbus discovered the New World, when Juan Rodriguez Cabrillo, on an exploratory voyage for Spain, sighted the white sand beach and pine forest which eventually were to lie within the Carmel city limits.

A half century later, in 1602, Sebastian Vizcaino, a Carmelite Friar who was also exploring for Spain, discovered a valley and named it for his patron saint, Our Lady of Carmel. The valley and its river, as well as the bay into which the river empties, are still known by the name he bestowed upon the valley, "Carmel".

A third Spanish explorer, Gaspar de Portola, 167 years later stood where the river meets the bay. His companion was a Franciscan, Father Juan Crespi. The next year, 1770, Father Serra founded Carmel Mission on the edge of the southeastern boundary of present day Carmel. Here the founder of the California mission system established his headquarters until he died in 1784. He is buried before the altar of what is now Carmel Mission Basilica. Beside him lie Father Lasuen and Father Crespi.

Twenty-six years after the mission was secularized in 1833, a Scotsman from Canada, John Martin, acquired land surrounding the mission, also the southerly part of present day Carmel, for a farm which he named the Mission Ranch. The

northerly portion of what is now the city, a century ago was part of the holdings of Honore Escolle, a Frenchman who settled in Monterey.

In 1902, Frank Devendorf filed the first map of a subdivision to which he gave the same name as Vizcaino had given to the nearby river. The next year, in partnership with Frank Powers, he formed the Carmel Development Company whose holdings approximated the present area of the City of Carmel. A tiny village had been developed by 1904 when the first Sunset School was opened in a cottage on Dolores Street. The next year this cottage was moved to what is now Devendorf Plaza, a city park.

In 1905, a group of residents formed the Arts and Crafts Club to foster the cultural life of the community. The club was incorporated the following year and in 1907 acquired a clubhouse where its arts school was located. In 1922, the club built a theatre where the present Golden Bough Cinema now stands. This facility served as a community cultural center until 1927 when it was sold to the Abalone League which later merged with the Community Players in the 1930s.

The cultural life of Carmel received an unexpected impetus in 1906, the year Carmel acquired its first library, when an earthquake and fire devastated San Francisco and left a group of artists, writers and musicians homeless. Many of them decided to settle in Carmel. Their coming set the future pattern for the development of Carmel as a cultural community inhabited by persons of vision who wished to preserve the natural beauty of their surroundings and the unique charm of a village in a forest above a white sand beach. Many of these newcomers became famous in the fields of the arts and added renown to the name of Carmel.

Research scientists arrived to swell the population after the Coastal Laboratory, a branch of the Carnegie Institution of Washington, D.C. was established in 1910. Electricity came to Carmel in 1914. In 1915, the Carmel Volunteer Fire Department was formed and the village's weekly newspaper, the Carmel Pine Cone, started publication. The same year, too, cypresses were planted along the beach and pines in the area west of Camino Real which heretofore had been treeless.

The residents found that the Monterey County government did not provide the controls needed by a community that wished to preserve its unique character and natural beauty. Accordingly, a move for incorporation developed. On October 26, 1916, an election was held. A majority of 113 out of 199 voters at the polls cast ballots for incorporation which became effective on October 31. Also at the polls, the voters chose members of the city's first governing body. These representatives of the citizenry immediately began to frame laws to protect the new city of Carmel-by-the-Sea from the destructive forces of progress.

During the next 13 years, bitter battles were fought between the cultural and burgeoning business factions of the community. The first city Planning Commission was established in 1922 to advise the City Council on the preservation of Carmel from undesirable commercial ventures. In 1929, a zoning ordinance was passed which stated that business development should forever be subordinate to the residential character of the community. Based on this ordinance, Carmel has kept streets in the residential zone free of sidewalks and street lights; the beach unsullied by commercial development; nurtured the pine forest first admired by Cabrillo; allowed no high rise buildings to mar the outline of these pines against the sky; and forbade neon and other unsightly signs.

As a community with vision, Carmel always has attracted cultural ventures. In 1924, the Golden Bough Theatre opened a new era in the development of drama in California, both with its productions and a drama school. In 1927, the Carmel Art Association was formed. This nonprofit organization of artists opened a gallery in 1934. An art school, the Carmel Art Institute, began instruction in 1938. Also in 1927, a new library was given to the City by Mrs. Ralph Chandler Harrison as a memorial to her late husband, Justice of the California Supreme Court. The Harrison Memorial Library is located at Ocean Avenue and Lincoln Street.

In 1931, an auditorium was added to Sunset School, located on San Carlos Street at 9th Avenue. Here the Carmel Music Society, founded five years before, decided to present world famous artists; the Bach Festival, established in 1933, to give its nationally famed concerts; and the Monterey County Symphony was founded in 1946, to offer a series of musical offerings each year.

The post World War II era brought a definite change in the population of the incorporated area. The struggling artist and the talented nonconformist were literally "priced out" of the town. In their place has come an increasingly large number of upper and middle class business and professional persons, many of whom over the years purchased second homes in the Carmel area for vacationing and eventual retirement.

In 1964, in order that Carmel might retain the richness of its heritage centered around Sunset auditorium, the citizens, by an overwhelming majority, approved a bond issue to purchase Sunset School and its two block site. One quarter of the city income accruing from a four percent tax on overnight accommodations was designated by the City Council to amortize this $575,000 bond issue. The facility was renamed the Sunset Community and Cultural Center and now is home to year round activities ranging from adult education classes to Joffrey II Ballet performances.

In the 1980s, Carmel still supports strong cultural awareness and opportunities. The community offers charm and character that are unique to Carmel. The character of the business area today, however, has changed greatly from a provincial business district, serving the overall needs of the local community to an area dominated by visitor accommodations and featuring highly specialized retail outlets whose economy is largely dependent on a visitor population for its success. This development has led to problems peculiar to large visitor populations including a police force size out of proportion to the resident population; use of public streets and facilities at an intensity beyond the capacity of the facilities; traffic and critical parking problems, daytime overcrowding and the predominance of commercial uses that cater more to the visitor than the resident.

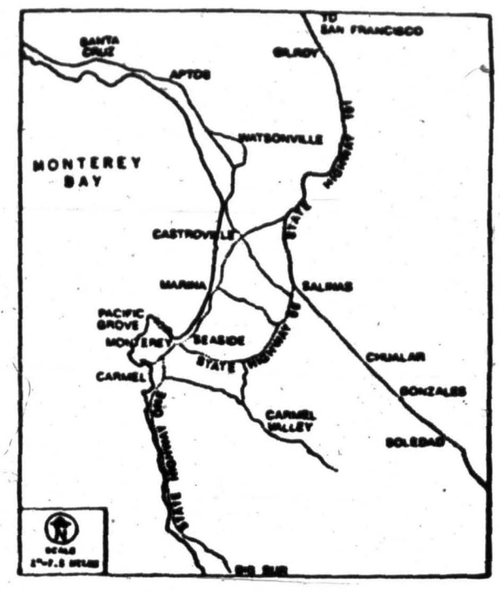
The ability of the residents and the City officials to address these issues and others, will determine Carmel's future.

III. Carmel-by-the-Sea: Community Profile

REGIONAL SETTING

The City of Carmel-by-the-Sea is located in northwest Monterey County, California, along the Pacific Ocean. To the north of the City's planning area beyond Pescadero Canyon, is the unincorporated area of Pebble Beach and the communities of Pacific Grove, and Monterey. Unincorporated Carmel Valley lies to the east and the Carmel River, Point Lobos, and unincorporated Carmel Highlands area are to the south. Also east of the City, State Highway 1, one of two major north/south state routes in the county, is the primary roadway linking Carmel to the surrounding cities. Carmel is an area rich in coastal resources and cultural heritage in California and an area of nationwide visitor and historical interest.

Approximately one square mile in area, the City's elevation varies from zero to 500 feet above sea level, sloping gently from Highway 1 down to Carmel Bay. Vegetation generally consists of evergreen trees in the City and along the coast, deciduous trees along the Carmel River, and brush on the Carmel Valley hills. Various species of wildlife inhabit the area, especially in the reserves and in the undeveloped valley areas. The climate, consistent with the rest of the Monterey Peninsula, is marked by its moderate temperatures and fog. The seasonal rainfall occurs from November through April, while September and October are characterized by warm weather. Annual precipitation ranges from 16 to 18 inches. Temperatures are fairly stable, with average winter temperatures ranging from 42 to 63 degrees and average summer temperatures from 47 to 72 degrees.



PHYSICAL CHARACTERISTICS

The renowned scenic environment of the City of Carmel-by-the-Sea and Monterey Peninsula stems from its two dominant features: the coastline and the central ridge of wooded hills. The preservation of these two features is imperative if the scenic character of the Peninsula is to be maintained. The wooded ridgeline runs through the heart of the Peninsula separating the City of Carmel-by-the-Sea from Pacific Grove, Monterey and Carmel Valley. Numerous fingers of open space extend outward from this ridge to the sea, helping to define the Peninsula communities. The Carmel River originates at elevations of 4500 to 5000 feet and flows westerly through the Carmel Valley, emptying into the Bay at a point just south of the City. The Carmel River floodplain zone broadens near the river mouth. The City of Carmel-by-the-Sea, since its origin, has recognized the need for open space. As a result, the City owns much of the beach along its western boundary, open areas within the City and several parklands within the city limits. Carmel Bay is designated as an Area of Special Biological Significance, requiring protection of species or biological communities to the extent that alteration of the natural water quality is undesirable.

Carmel gives the impression of having a considerable amount of additional open space from the abundance of trees and wide road shoulders in natural growth. Although some of the streets of Carmel, notably Ocean Avenue, were planted with trees, most of the village was tree covered long before there was a Carmel. There are numerous records by travelers passing through Carmel-by-the-Sea which mention a "village in a forest above a white ocean beach"; "a town whose citizens love trees". Many of the trees are older than the town. The general impression of a forest comes from more than just the trees on the City streets. It includes those on private property, and the impression is created by fair sized trees.

The interior of the City lies in a park like setting. To maintain open space and permit landscaping without removal of trees, streets in the residential area are not constructed to full width but are built to a width not to exceed 30 feet. The absence of formal sidewalks in the residential district also contributes to the forest like atmosphere, and it is with traditional intention that the sidewalks be absent. Several small areas are dedicated to open space and landscaping. One parcel is located at the northwesterly corner of Forest Road and Mountain View. Another is a center island dedicated to Carmel in the county road at the Carpenter Street entrance to the City. Center islands in both Junipero Street and Ocean Avenue are devoted to open areas of landscaping. The bequest for Harrison Memorial Library on Ocean Avenue requires that the grounds be landscaped and a formal garden occupies the area in front of the structure. The Carmel City Hall, Police Station and Department of Public Works, and Sunset Cultural Center, as well as local churches, also display extensive landscaping. Most private property retains the forest appearance due partly to the strong interests of residents in preserving trees and partly to the City Tree Preservation Ordinance.

"Mini parks", small landscaped plots in streets' rights of way, are located along many streets throughout the residential zone. These have old established trees located in the middle of the street rights of way (e.g., Junipero Street, south of Ocean Avenue). There are 20 established mini parks in the Central Business District (1981).

RESIDENTS

POPULATION SIZE AND GROWTH

The population of the City of Carmel-by-the-Sea has increased only four percent between 1970 and 1980, in comparison to an 18.5 percent statewide increase, 17.4 percent Monterey County increase, and 31.0 percent increase in the adjacent Carmel Valley area over the same period. The 1980 census count of 4,707 residents is 182 persons greater than the 1970 count of 4525 residents. This growth pattern is indicative of the nearly completely developed nature of the City and relatively available supply of buildable land in the Carmel Valley area. The City's 1960 population was 4580.

FAMILY SIZE

The number of persons per household (median family size) has continued to reduce from 1960 through 1980. In 1960, 2.04 persons comprised the average household. The number dropped to 1.96 in 1970 and to 1.83 in 1980. This trend is common in communities with a high proportion of senior citizens.

INCOME

The median household income in Carmel for 1981 was approximately $29,200 per year, compared to a countywide median of $23,000. Of the 2560 households in Carmel, 21.5 percent earned less than $11,500; 9.7 percent earned between $11,500 and $18,400; 16.6 percent earned between $18,400 and $27,600; and 52.2 percent earned over $27,600. The average household has more than one source of income and significant investment assets (such as savings, securities, and rental properties). Sixty five percent of the households received wage or salary income, 19 percent were self employed, 65 percent earned interest, dividends, or rental income, 38 percent received Social Security, five percent received public assistance, and 33 percent had income sources other than those listed.

OTHER CHARACTERISTICS

The age characteristics of the City's residents have changed very little between 1970 and 1980, as shown on the following chart. The median age, however has dropped from 51.9 years in 1970 to 50.0 years in 1980, which is still more than twice the national average. This is partially due to the fact that many retired persons make their homes in Carmel. In addition, the higher cost of housing within the city is a deterrent to young working persons and college student. Carmel residents age statistics are summarized as follows.

Age	1970		1980	
4 years or younger	137	3.0%	117	2.5%
5 to 17 years	494	10.9%	466	9.9%
18 to 64 years	2549	56.4%	2730	58.0%
65 years or older	1345	29.7%	1394	29.6%
Total Population	4525	100%	4707	100%

As of 1980, 95.2 percent of Carmel's residents were white, 2.3 percent were of Spanish origin, 1.8 percent were Asian, and 0.7 percent were Black or Other. As is also common with older populations, women outnumbered men, 59 percent to 41 percent.

ECONOMIC BASE

Visitor serving uses are the primary economic activity in Carmel. Of the City's 532 businesses in 1982, 308 or 57.9 percent were hotels, motels, lodges, restaurants and retail stores (gifts, crafts, galleries, antiques and jewelry). Three years prior, there were 342 such establishments or 55.7 percent of the number of businesses citywide. Most of the employees are involved in retail trade and services. Agriculture and ranching are economic activities present to the east and south of the City. Although the City is predominantly a residential community, the revenues generated by property taxes account for only a small portion of Carmel's operating budget (General Fund). For the fiscal years (FY) 1980-81 and 1981-82, the property tax income accounted for only 8.5 and 8.3 percent of the General Fund revenues, respectively.

An important characteristic of Carmel's economy is the predominance of revenues generated by those businesses associated with motel/hotel/lodge and retail trade. In FY 1980-81, the hostelry tax (based on receipts from the hotel/motel/lodge sector) and the sales tax receipts accounted for 53 percent of operating revenues and the percentage increased to 56 percent in FY 1981-82. The hostelry and sales tax revenues are important continuing revenue sources for the City. The financial contribution of Carmel's short term visitor trade on the local economy can be viewed as an important financial resource.

The number of persons employed in Carmel in 1981 were approximately 3400, an approximate increase of 2.5 percent since 1977, or an annual increase of .63 percent. The largest percentage of those employed in Carmel, 71 percent, or approximately 2400, are in the retail/hotel/motel/restaurant sector. Carmel employment is not expected to increase substantially in the foreseeable future due to the limited availability of commercially zoned land within the City.

IV. General Plan Elements

SUMMARY GOALS

The General Plan is a comprehensive and coordinated guide for future growth and development of the community, including both public and private activity. The overall goal of this General Plan is to enhance and preserve Carmel-by-the-Sea and its environs, for the health, safety, welfare, and happiness of its citizens, while respecting its natural environment.

LAND USE

1-1. To protect and perpetuate Carmel's predominantly residential character and its unique atmosphere of a village in a forest;

CIRCULATION

2-1. To provide and maintain a transportation system and related facilities which will promote the orderly and safe transportation of people and goods and at the same time preserve the residential character and village atmosphere of Carmel.

HOUSING

3-1. To protect the existing housing stock, promote increases in the housing supply, and provide access to safe and affordable shelter for all social and economic segments of the community while maintaining the unique village character of the City.

SOCIOCULTURAL AND PUBLIC FACILITIES

4-1. To provide a full and adequate range of public and quasi-public community facilities, a consistently high level of public services, and high quality of public works at the lowest possible cost to ensure each resident the opportunity to enjoy a safe, healthful and attractive residential environment; to create community identity and maintain public buildings and grounds that exemplify the highest standards for the entire community.

SIGNIFICANT BUILDINGS

5-1. To promote voluntary identification and preservation of structures and sites that represent the historical, cultural, and economic environment and heritage of Carmel-by-the-Sea.

OPEN SPACE/CONSERVATION/SCENIC HIGHWAYS

6-1. To protect, conserve, and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including the designated open space, the urban forest, beach and shoreline, the aquatic and wildlife habitats and the hillside areas, and preserve Carmel's physical and visual resources.

6-2. To conserve Carmel's available water resources through conservation techniques, direct involvement in regional water policies including cooperation with the Monterey Peninsula Water Management District (MPWMD) and the Cal-Am Water Company, and by limiting new development to the extent of Carmel's available water supply.

6-3. To support State and County designated scenic routes and corridors within Carmel's Sphere of Influence and designate, where appropriate, visually attractive local scenic routes and corridors.

ENVIRONMENTAL SAFETY

7-1. To reduce loss of life, injuries, damage to property, and economic and social dislocations resulting from earthquakes, fires, geological hazards and/or other natural disasters; identify potential problems relating to environmental safety; and encourage public awareness concerning the consequences of natural disasters and hazards as they affect Carmel.

NOISE

8-1. To reduce noise in Carmel to levels compatible with the existing and future land uses and to prevent the increase of noise levels in areas where noise sensitive uses are located.

ORGANIZATION OF ELEMENTS

This General Plan contains all of the nine state mandated elements and two other optional ones. The elements are organized by subject matter for the Land Use, Circulation, Housing, and Noise elements. The Seismic Safety and Safety elements have been combined into the Environmental Safety Element. The Open Space, Conservation, and Scenic Highways Elements have been combined into one element. The Significant Buildings Element and the Sociocultural and Public Facilities Element are presented as separate local option elements.

Each of these elements is presented in the following order:

Introduction and Purpose - Identifies the intent of the element, purpose, and scope.

Issues of Local Significance - Identifies issues known to be of local importance or issues generated during public meetings and discussed in the element.

Goals, Objectives, and Policies - Establishes general and specific recommendations for adoption.

Supporting Information - Contains supporting information relating to the element topics, and data of existing conditions and trends.

Throughout this plan, the terms the City, Carmel, and Carmel-by-the-Sea are used interchangeable.

1. Land Use Element

INTRODUCTION AND PURPOSE

The Land Use Element has the broadest scope of the nine required General Plan elements and has been required by California law in all General Plans since 1955. It relates to many of the community issues in the other elements and plays a major role in synthesizing all land use issues, constraints and opportunities. According to State guidelines, the Land Use Element should:

- "Promote a balanced and functional mix of land uses consistent with community values";
- "Guide public and private investment"; and
- "Reflect the opportunities and constraints affecting land use identified in the other elements of the General Plan."

This Land Use Element inventories existing land uses, analyzes existing and potential conflicts between land uses and offers recommendations in the form of policy statements concerning specific issues unique to Carmel. The term "land use" refers generally to broad categories such as residential or commercial. The term describes physical improvements on land such as a house, motel, or retail outlet. Land use also describes the human activities that take place. Carmel's land use policies must be linked with the overriding social, economic and community values in Carmel.

HISTORICAL BACKGROUND OF ZONING AND LAND USES IN CARMEL. Carmel-by-the-Sea was incorporated in 1916 as a community known for its visual beauty and cultural atmosphere. Early development in Carmel was primarily residential; small homes set in a wooded coastal environment. Some of these homes were used as summer homes; a tradition which continues today. Commercial development began as small scale village enterprises designed to serve the needs of the residents. Through the years the commercial activities centered along Ocean Avenue, which serves as the main street of Carmel's commercial area. Residential development continued at a slow pace; homes were constructed by local builders for individual homeowners. Carmel's natural beauty was a primary factor in the developing land use patterns; preservation of a village in a forest was and continues to be an important concern to many of the residents.

Prior to adoption of Carmel's first zoning ordinance and land use regulations, visitor accommodations began to appear in areas primarily intended for small scale residential development. To avoid expansion of these hotel/visitor accommodations into the residential neighborhood, the community determined that some limitations would have to be placed on the expansion of commercial activities into the residential areas.

Zoning is often considered the primary tool to implement land use regulation within a community. Carmel's first zoning ordinance was adopted in 1924. The ordinance had three zones, the largest being Zone 3: "Family Residential Only". The other two zones, Zone 1 and Zone 2 were directed at limiting the expansion of businesses into the residential area. Zone 1: "Business" generally was centered within a 16 block core area that is located within today's business district. Zone 2: "Apartments, hotels, art shops, tea rooms, boarding houses, and non profit theatrical establishments," was located generally west and slightly south of the "Business" zone. This zone allowed a mix of land uses - those which had developed over the years and were somewhat unique to Carmel's cultural heritage. The 1924 zoning ordinance map is illustrated in Figure 1.1.

In 1925, zoning was revised to limit commercial development to the boundaries of the present commercial district. The 1925 zoning ordinance map indicated four zones; Zone 1 - "Single Family Residential," Zone 2 - "Business and Multi Family", Zone 3 - "Industrial/Wholesale", and Zone 4 - "Obnoxious Industrial." Very little, if any, industrial uses were located in the city in 1925, and few exist today. Figure 1.1 illustrates the 1925 zoning ordinance map.

In 1929, Ordinance No. 96 was adopted by the City Council which set the primary direction for future development in Carmel:

"ARTICLE 1 - GENERAL PURPOSE

1300. STATEMENT OF INTENT. The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential character; and that said determination is made having in mind the history and the development of said city, its growth and the causes thereof; and also its geographical and topographical aspects, together with its near proximity to the cities of Pacific Grove and Monterey, and the businesses, industries, trades, callings and professions in existence and permissible therein."

Over the years, there were further refined zoning maps, as illustrated in Figure 1.1. With each successive map, more zones were delineated with increased regulation and land development requirements. From the simple three zone map in 1924, Carmel had adopted 10 specialized zones by 1964. The number

of zones is the same today (1982) with some changes (refer to Figure 1.2, presented later in this element).

ISSUES OF LOCAL SIGNIFICANCE

The preservation of the residential character in Carmel is central to all land use issues that are addressed in this element. The General Plan Committee evaluated land use issues for over six months. Based on the results of the General Plan Questionnaire and the input of the General Planning Committee, the overwhelming feeling of Carmel residents is that there is too much commercial use in Carmel and that the presence of too many commercial uses and the resulting large visitor population has been detrimental to the character and residential focus of the community. The community attitudes further clarify this point by indicating that not only is there just too much commercial use in general, but the types of commercial uses do not represent the proper mix of uses for Carmel. Specifically, residents have indicated they want to control the number of certain types of visitor serving commercial uses and promote and encourage more resident serving commercial uses, and in general they want to promote high quality businesses. The issues can be summarized as follows.

- Maintaining a predominantly residential village character.
- Encouraging land uses which provide goods and services for local residents.
- Managing the commercial areas and tourist related businesses and activities in Carmel in a manner that is economically sound for the community and not detrimental to Carmel's residential character;
- Directing Carmel's commercial development by evaluating the appropriate mix of businesses in the downtown business district.
- Evaluating what land use patterns have contributed to a change in the character of Ocean Avenue in Carmel, and directing future changes in a manner consistent with community goals.
- Limiting new businesses that consume excessive amounts of water.
- Adopting a Sphere of Influence boundary.
- Prezoning of County lands to assure compatibility with Carmel's land use policies.
- Providing adequate housing opportunities for Carmel residents in the residential and commercial areas, and other land use provisions necessary to implement the policies of the Housing Element.
- Providing land use policies to ensure implementation of the policies in the other General Plan elements and the Local Coastal Plan. The key land use issue is how to achieve a proper mixture of commercial uses and visitor related activities that is also compatible with the City's economic goals and residential character.

GOALS, OBJECTIVES, AND POLICIES: LAND USE ELEMENT

GOAL

G1-1. To protect and perpetuate Carmel's predominantly residential character with its unique atmosphere of a village in a forest adjacent to a scenic coastline.

OBJECTIVES

O1-1. Continue to preserve and maintain the predominance of the residential character in Carmel through appropriate zoning and land development regulations in all districts.

O1-2. Preserve the economic integrity of the community and maintain an economic philosophy toward commercial activity ensuring compatibility with the goals and objectives of the General Plan.

O1-3. Limit commercial activity, both as to its volume and physical land spread, into a pedestrian oriented and attractive area that is well integrated into the residential character of the community.

O1-4. Encourage visitor oriented retail businesses to be located only in a core area of the total commercial district, primarily the central commercial district on or adjacent to Ocean Avenue.

O1-5. Discourage high volume or evening commercial activity especially on the perimeter of the commercial district which may be detrimental to the liveability of adjacent residential areas.

O1-6. Adopt positive mechanisms to ensure the number, type and amount of similar commercial uses within the central commercial district are compatible with the image of Carmel as a residential village.

O1-7. Encourage quality resident oriented businesses which serve the intellectual, social, material, and day to day needs of the local community. Allow resident oriented businesses in all areas of the commercial district and particularly encourage such businesses in areas that also are in close proximity to community, cultural and public facilities within the commercial district.

O1-8. Continue to encourage mixed land uses which allow residential and commercial uses in the commercial districts.

O1-9. Preserve the scale and character of the community, both the residential neighborhoods and the commercial districts, through the enforcement of community land use and design standards.

O1-10. Recognize the natural resources and scenic quality of Carmel as a coastal community and allow uses in the community that are consistent with local needs, the Carmel Local Coastal Plan, and the California Coastal Act.

O1-11. Adopt Sphere of Influence and Urban Service Areas which provide a logical, orderly direction for possible future annexations.

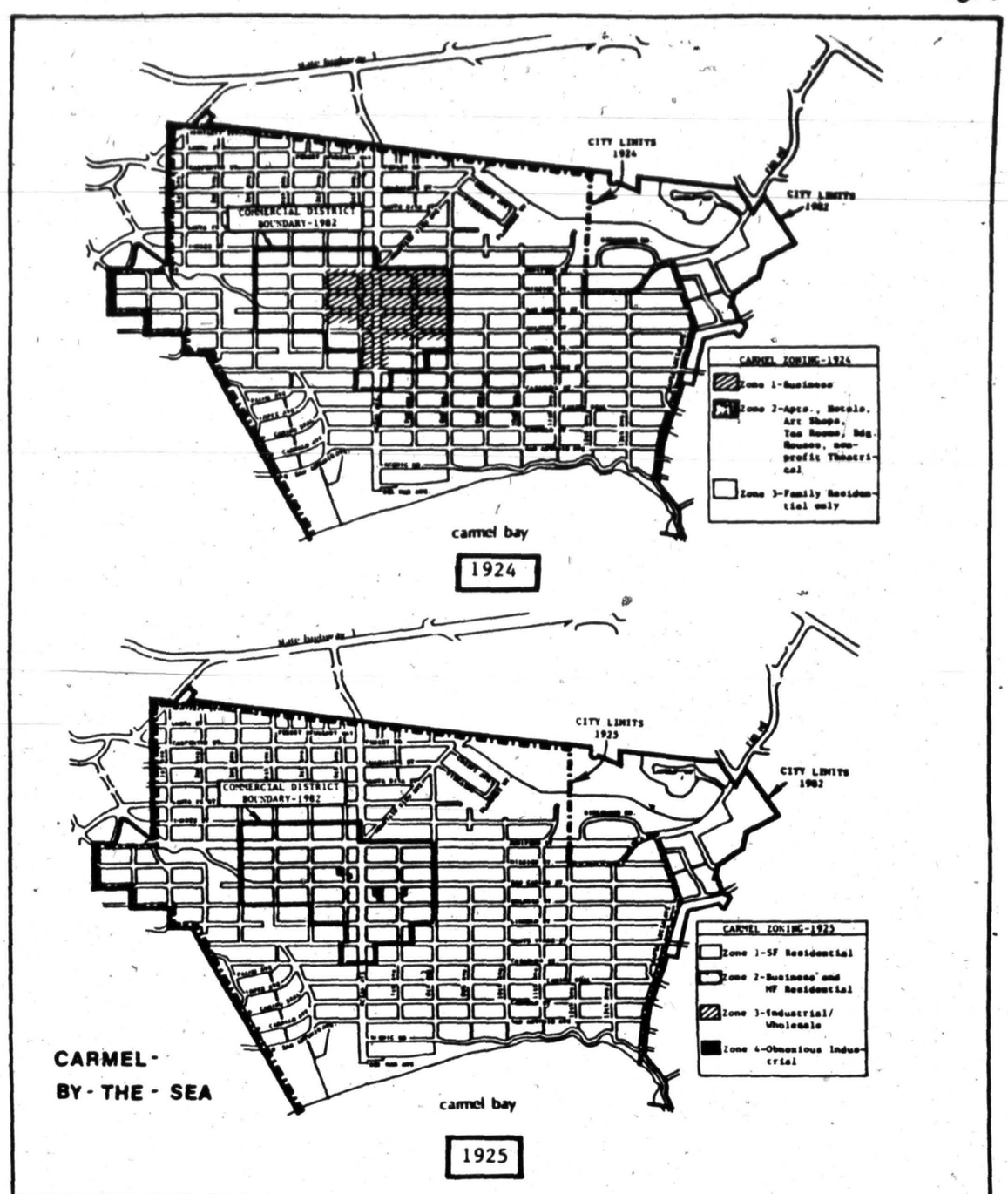
O1-12. Maintain the low intensity development which exists in residential areas and ensure continued low intensity development in areas within the Sphere of Influence. Ensure through prezoning that land uses and residential densities in such areas that may be annexed are compatible with Carmel.

O1-13. Maintain diligent control over signs and other advertising or notice attracting facilities in order to avoid unsightly, bizarre, and/or out of scale visual impacts, including exterior lighting and lights from window displays.

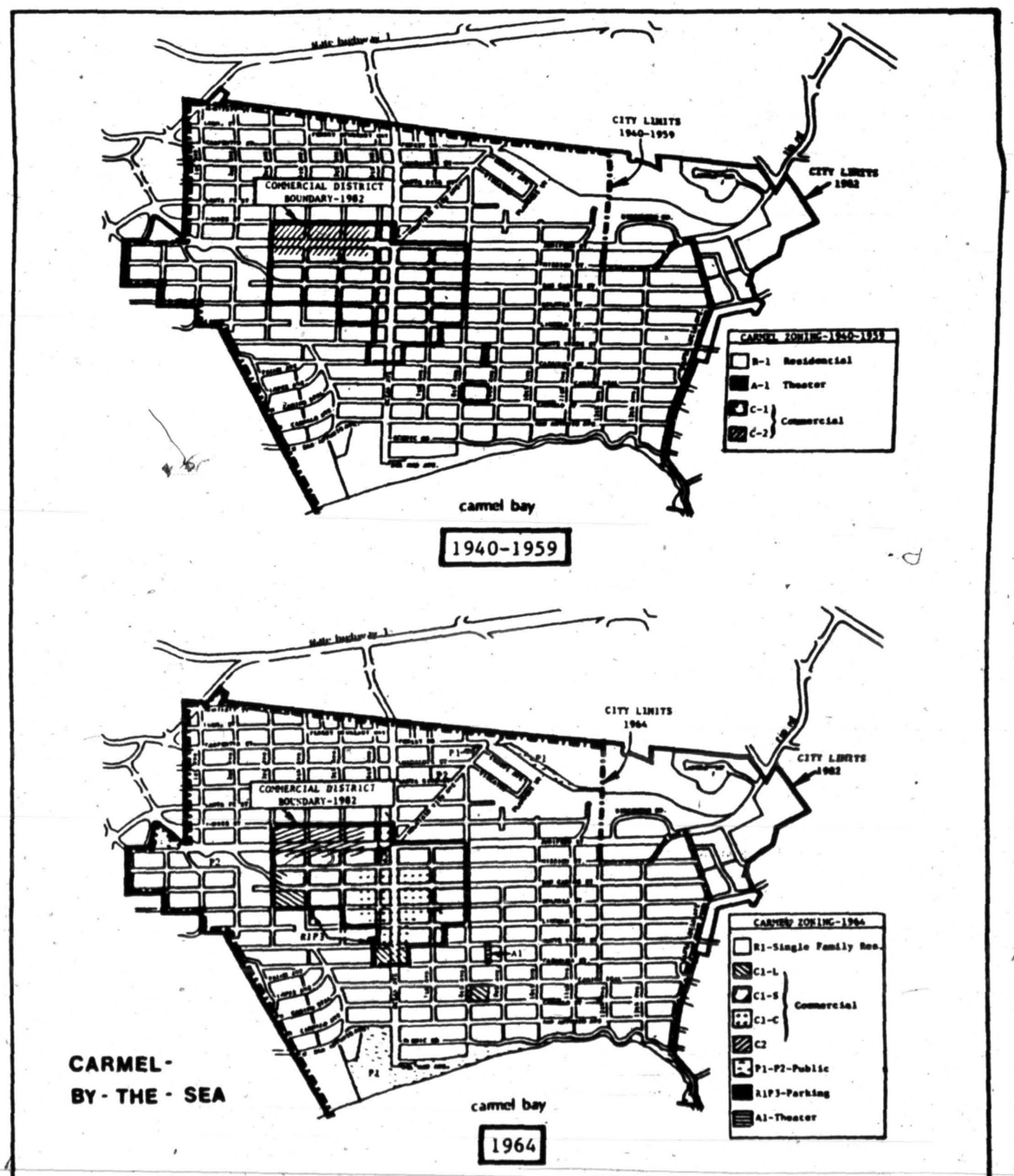
POLICIES

The purpose of these land use policies is to guide and direct land use in Carmel through a positive approach to planning. Many of these policies represent the City's effort to retain the quality of life in Carmel as a predominantly residential community.

POLICIES ON COMMERCIAL DISTRICT BOUNDARY



Carmel-by-the-Sea | SCALE 1"=1875' | FIGURE 1.1 CARMEL ZONING: HISTORICAL PERSPECTIVE



Carmel-by-the-Sea | SCALE 1"=1875' | FIGURE 1.1 CARMEL ZONING: HISTORICAL PERSPECTIVE (CONTINUED)

P1-1. Contain the commercial district within an area no larger than the existing 1982 boundary shown in Figure 1.2 of the Land Use Element, and reduce it in size wherever possible.

POLICIES ON OCEAN AVENUE

P1-2. Create a separate zoning designation for properties facing on Ocean Avenue, to include appropriate properties adjacent to Ocean Avenue, allowing certain limited, conditional uses by use permit only.

P1-3. Designate the boundaries of the Ocean Avenue district as follows: south side of Ocean Avenue, from Junipero Avenue to Monte Verde Street; and north side of Ocean Avenue, from Mission Street to Monte

Verde Street. Include Carmel Plaza property facing Ocean Avenue.

POLICIES TO MODIFY REGULATIONS IN EXISTING COMMERCIAL ZONES

P1-4. Limit and encourage a reduction in the number of certain uses in the future, including but not limited to restaurants, bars, art galleries, real estate offices, gift shops, and jewelry stores in the C-1-C District.

P1-5. Redefine permitted and conditional uses in the C-1-C, C-1-S, C-1-L, and R-4 zoning districts so as to improve the transition from the central core to the R-1 district and to reinforce the residential character of the village.

P1-6. Develop specific densities for apartments and condominiums in all districts.

POLICIES TO IMPROVE THE QUALITY OF THE COMMERCIAL ZONES

P1-7. Provide incentives to property owners to encourage residentially oriented business in the commercial districts and on Ocean Avenue.

P1-8. Adopt the four digit land use classification system as established in the Standard Industrial Classification (SIC) Mannual (1972; Supplement 1977) to inventory the existing commercial operations and the primary goods and services provided. Related to this policy, adopt appropriate ordinances to regulate similar or like uses, and permit a primary use and only defined ancillary uses related to the primary use based on SIC code definitions.

P1-9. Adopt specific requirements or ordinances defining a maximum percentage of ancillary uses, together with maximum areas of window display to be devoted to advertising or displaying secondary goods and/or services.

P1-10. Adopt appropriate ordinances that will regulate similar or like businesses, including the concept of planned commercial zoning through the use permit procedure and specific criteria for such use permits.

P1-11. Require compatible architectural design and low mass intensity scale on Ocean Avenue and within the C-1-C, C-1-L, C-1-S, and R-4 Zones to assure the traditional village character and balance of the community.

P1-12. Adopt guidelines to control the intensity and setbacks of two story buildings. Such guidelines should retain some design flexibility and not be so restrictive that all buildings would look alike. Also such guidelines should recognize that in certain areas of Carmel, such as on Ocean Avenue, the absence of setbacks is positive and contributes to the character of Carmel.

P1-13. Require that any development of mini malls or merchandise marts is subject to review by the Planning Commission.

POLICIES TO MODIFY REGULATIONS IN THE RESIDENTIAL ZONES

P1-14. Continue as conditional uses in the R-1 District, schools, churches, clubs, and foundations on existing sites; develop criteria for intermixing such uses (such as school use at a church) subject to the use permit process. (This policy is intended to apply to sites already established and not to allow new sites.)

P1-15. Consider including in the General Plan and updating annually a Table, showing current types and total numbers of guest accommodations (D.U.) in all commercially licensed transient residential facilities in the City.

P1-16. Explore the desirability of motels in the R-1 District.

P1-17. Annually inspect motels in the R-1 District for conformance with their use permit and/or appropriate code regulations.

P1-18. Prohibit parking in the R-1 district for non residential purposes.

P1-19. Amend the City Zoning Ordinance to eliminate the R1P-3 zoning designation.

P1-20. Intensify enforcement of zoning codes to eliminate all illegal uses including motels, apartments, and transient rentals from the R-1 District.

POLICIES TO CONTINUE AND PRESERVE RESIDENTIAL QUALITY

P1-21. Provide zoning regulations that protect and enhance human scale, warmth, charm, interest, texture, pedestrian involvement and landscaping throughout Carmel and its Sphere of Influence.

P1-22. Control excessive scale and bulk in the residential districts by limiting lot coverage, setbacks and height requirements. Maintain height limitations consistent with neighboring structures. Over time, the height and bulk policies should be reevaluated and strengthened.

P1-23. Continue to ensure that development, whether commercial or residential, does not detract from high quality vistas and terrain, either by blocking views or disturbing natural topography, mature trees, or native growth.

P1-24. Encourage retention of the residential area for use by permanent residents while maintaining existing housing opportunities for nonpermanent residents in the commercial district; aggressively enforce the prohibition against illegal transient rentals.

P1-25. Discourage inharmonious, or out of scale new development, or remodeling which will detract from the residential character of Carmel's individual neighborhoods.

P1-26. Continue Carmel's tree preservation program, with consideration given to vistas from sites within view of the Bay.

P1-27. Prohibit the construction of sidewalks and concrete curbs in the R-1 District unless absolutely necessary for pedestrian safety and/or drainage.

P1-28. Promote the undergrounding of utilities where feasible and without detriment to the City's trees.

P1-29. Encourage landowners to retain sites in the R-1 zone to ensure that building sites are larger than 4,000 square feet.

P1-30. Consider establishing maximum numbers of dwelling units (D.U.) per acre.

P1-31. Consider requiring that the sun rights of neighbors be taken into account in any approval of residential new construction, additions, or alterations.

POLICIES FOR SPHERE OF INFLUENCE

P1-32. Apply to Monterey County LAFCO to define Carmel's Planning Concern Area as three miles in all directions from Carmel's City limits, excluding areas located in other cities.

P1-33. Apply to the Monterey County LAFCO, to define the Sphere of Influence boundary and Urban Service boundary as indicated in Figure 1.4 of the Land Use Element.

P1-34. Amend City zoning provisions to provide zoning requirements for existing and future land uses in the Sphere of Influence area and lots of record or parcels, if annexation does occur to the City of Carmel-by-the-Sea.

P1-35. Adopt separate zoning ordinance provisions to maintain current existing lot sizes in the residential areas adjacent to Carmel to assure compatibility with existing development.

P1-36. Zone, upon annexation all lands in the Urban Service Boundary, for residential use and maintain low density development patterns. Existing commercial uses shall be retained in County zoning and upon annexation, the areas shall be studied and appropriate zoning then determined.

P1-37. Revert existing public school sites (in the Sphere of Influence) to R-1 uses when educational uses are discontinued.

P1-38. Monitor development within the Sphere of Influence for impacts on the residual capacity of the Carmel Sanitary District.

P1-39. Control habitable uses in flood zones.

GENERAL POLICIES

P1-40. Develop and maintain an effective program for the systematic enforcement of all codes and add a qualified code enforcement officer to the City Staff.

P1-41. Before approval, consider the potential net increase in water demand which may be generated by any proposed change and/or intensification in land use. Establish priorities for water use to be used in the event that further reduction of water consumption is required. Give highest consideration to residential uses and lots of record above other types of uses (see also Conservation Element).

P1-42. Continue to prohibit the sale of interests in and rights to use real property in the City on a timesharing basis.

P1-43. Continue to prevent vehicles or motorized recreational equipment on Carmel beach and sand dunes.

P1-44. Continue to disallow wharves in the beach area.

P1-45. Conduct an annual review of City owned lands at the time of budget review; such review shall be by a joint session of the Planning Commission and City Council; the review shall be to evaluate uses and needs and then consider the desirability of acquisitions and/or dispositions of land.

P1-46. Prepare a Specific Plan for use of the Flanders Mansion.

P1-47. Investigate the desirability of amortizing all existing, non-conforming uses.

P1-48. Investigate the possibility of eliminating or limiting exterior displays.

P1-49. Monitor the residual capacity of the Carmel Sanitary District for wastewater treatment. Ensure sufficient capacity is available for projected residential development and that this capacity is considered in all land use decisions.

P1-50. Require that all retail uses shall be conducted within a fixed place of business within the City. No individual sales or soliciting from business to business ("in and about") shall be allowed.

P1-51. Implement Carmel's adopted Local Coastal Plan (LCP).

P1-52. Review the General Plan annually and revise as necessary based on the guidelines for amendment discussed in the Introduction of this General Plan.

P1-53. Recognize Carmel's Areas of Land Use Sensitivity, as shown in Figure 1.5, in future land use decisions.

P1-54. Adopt as Carmel's Land Use and General Plan map Figure 1.6 of this element.

SUPPORTING INFORMATION

EXISTING COMMUNITY DEVELOPMENT

LAND USE AND ZONING. Carmel is over 95 percent developed or built up with only a small number of commercial and residential parcels available for future development. The existing land use pattern in Carmel can be characterized as a residential community of small lots (generally 4000 square feet) set in a wooded environment with an intensive commercial area centrally located in Carmel on or near Ocean Avenue. The commercial area is primarily small scale shops with individual store fronts and there is also one shopping center, Carmel Plaza.

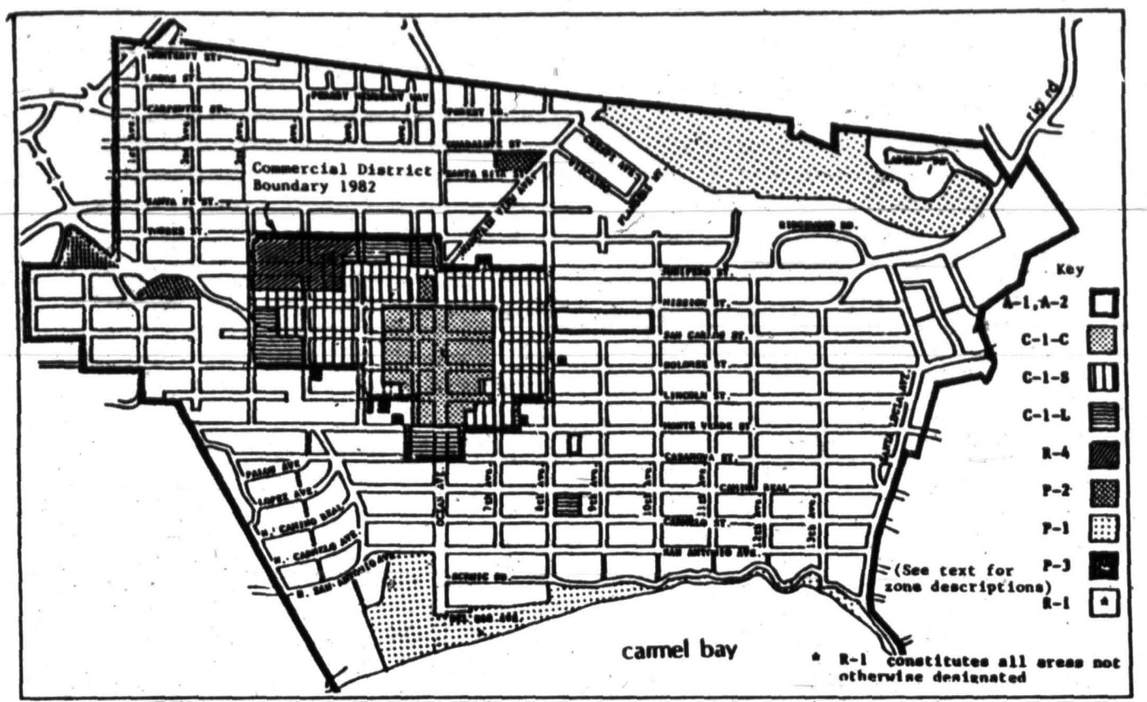
The residential area is laid out in a grid pattern of streets but respects the natural landscape and topography. The streets are generally narrow with no curbs or sidewalks and often have trees either in the center of the right of way or along the property lines. The commercial area is more formal in its development, with curbs and sidewalks yet with extensive landscaping throughout the district. The commercial area has many interior courts and midblock corridors which contribute to the village atmosphere. These corridors connect small shops and eating establishments in the interior of many blocks.

Interspersed among the intensive commercial and residential development are public lands and parks. Whether these are small scale landscaped areas (down Ocean Avenue or small mini parks in the commercial district in street rights of way) or the larger parks and the Carmel beach, the community has extensive publicly dedicated lands contributing to Carmel's unique character. (These features are more fully described in the Open Space, Conservation, and Scenic Highways Element and the Sociocultural and Public Facilities Elements.)

Zoning. Carmel's current zoning is illustrated in Figure 1.2. Table 1.1 summarizes the amount of land within each zoning category. Each zoning district or category is summarized below. All zoning references and descriptions are based on existing code regulations as of January, 1982. The twelve zones described below are current regulations.

CENTRAL COMMERCIAL DISTPICT ZONE (C-1-C)

PURPOSE: To provide an appropriately located area of concentrated retail stores, offices, and service establishments of limited nature serving the residents of the City and the surrounding area. Recognizing the established character and attractive scale of the central part of the Carmel business area, it is the further purpose of this District Regulation to protect and



Carmel-by-the-Sea | SCALE 1"=1000' | FIGURE 1.2 CITY ZONING CATEGORIES, 1982

enhance this area for the benefit of the City, business, property owner, and the general public. Permitted uses include retail establishments, with offices and studios, and apartments (over the retail establishments).

LIMITED COMMERCIAL DISTRICT (C-1-L)

PURPOSE: To provide appropriately located areas for multiple dwellings and services compatible with multiple dwelling use. Permitted uses include motels, hotels, apartments and incidental services primarily for the benefit and convenience of the occupant of the permitted use.

SERVICE COMMERCIAL DISTRICT ZONE (C-1-S)

PURPOSE: To provide an appropriately located area adjacent to the C-1-C District for multiple dwellings, hotels, motels, retail stores and certain types of stores and services not appropriate in the C-1-C Central Commercial District. Permitted uses include lodging houses, hotels and motels, apartments and service oriented commercial establishments.

GENERAL COMMERCIAL DISTRICT (C-2)

PURPOSE: To provide an appropriately located area for service enterprises, repair shops and wholesale establishments which are needed to serve the residents of the City and the surrounding area and to supply local businesses; but which are not harmonious with retail commercial uses. Permitted uses include more intensive commercial uses such as automotive repairs, building materials, warehouses plus all those conditional uses allowed in C-1-S and C-1-C zones.

It should be noted that although the text provisions of the Carmel zoning ordinance allows for a C-2 zone, there are no such zones designated on the existing zoning map.

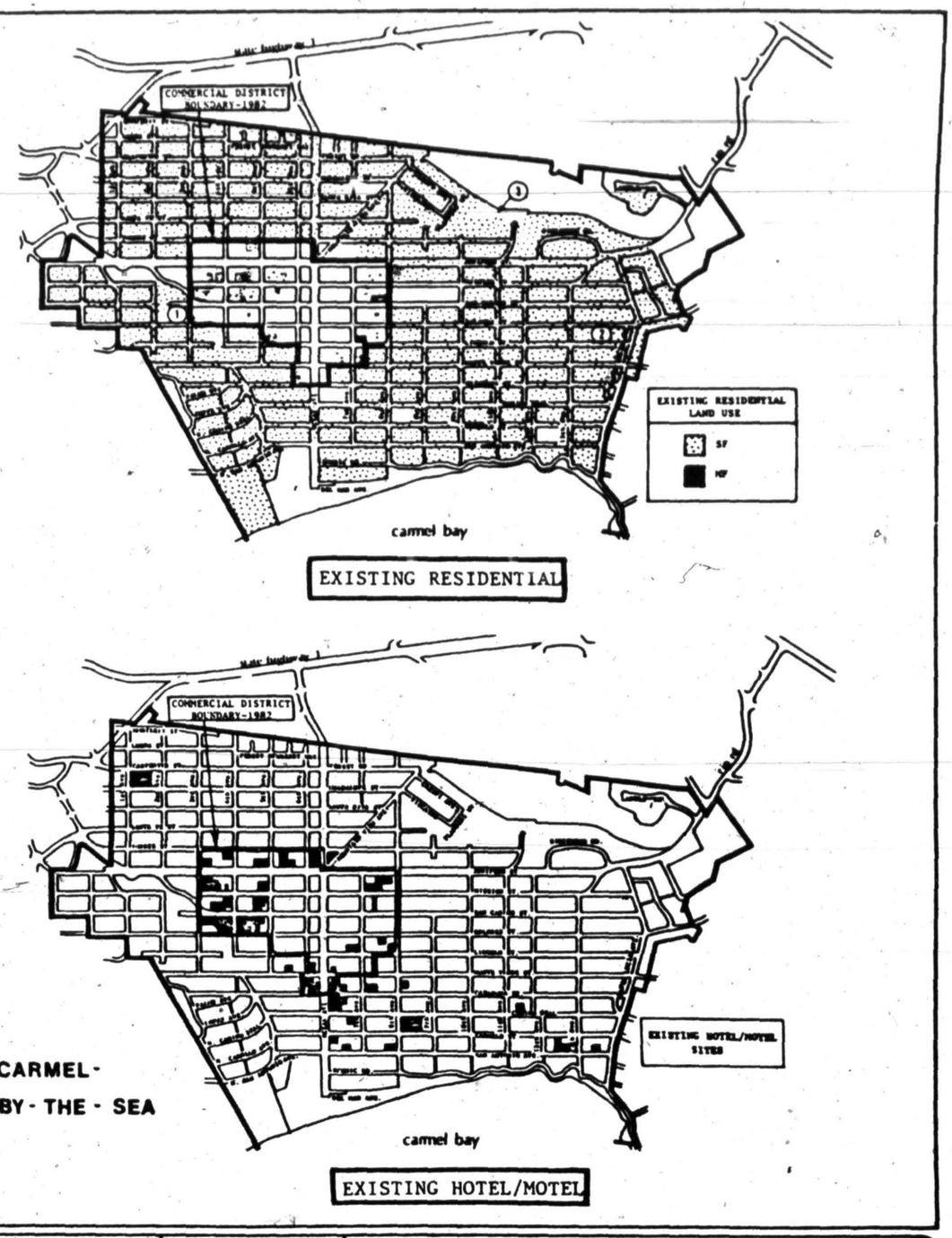
RESIDENTIAL DISTRICT WITH LIMITED COMMERCIAL USES (R-4)

PURPOSE: To provide an appropriately located area for additional permanent residential uses, including both single family residential and multiple residential uses, in accordance with the long standing community goal of maintaining and strengthening the primary residential character of Carmel-by-the-Sea. Further, to fill the need for suitable sites, within the City for rest homes, nursing homes and government buildings. To supply, as a complement to these uses, a limited amount of neighborhood commercial facilities, as hereinafter defined, to serve this area and other residential sectors of the City and to serve as a buffer zone separating the R-1 district from the Commercial district (78-3). Permitted uses include a variety of single and multi family uses, public and semipublic uses and a limited number of commercial (lumber yards), hotel and motel uses. Limited commercial uses are permitted as conditional uses in the R-4 zone.

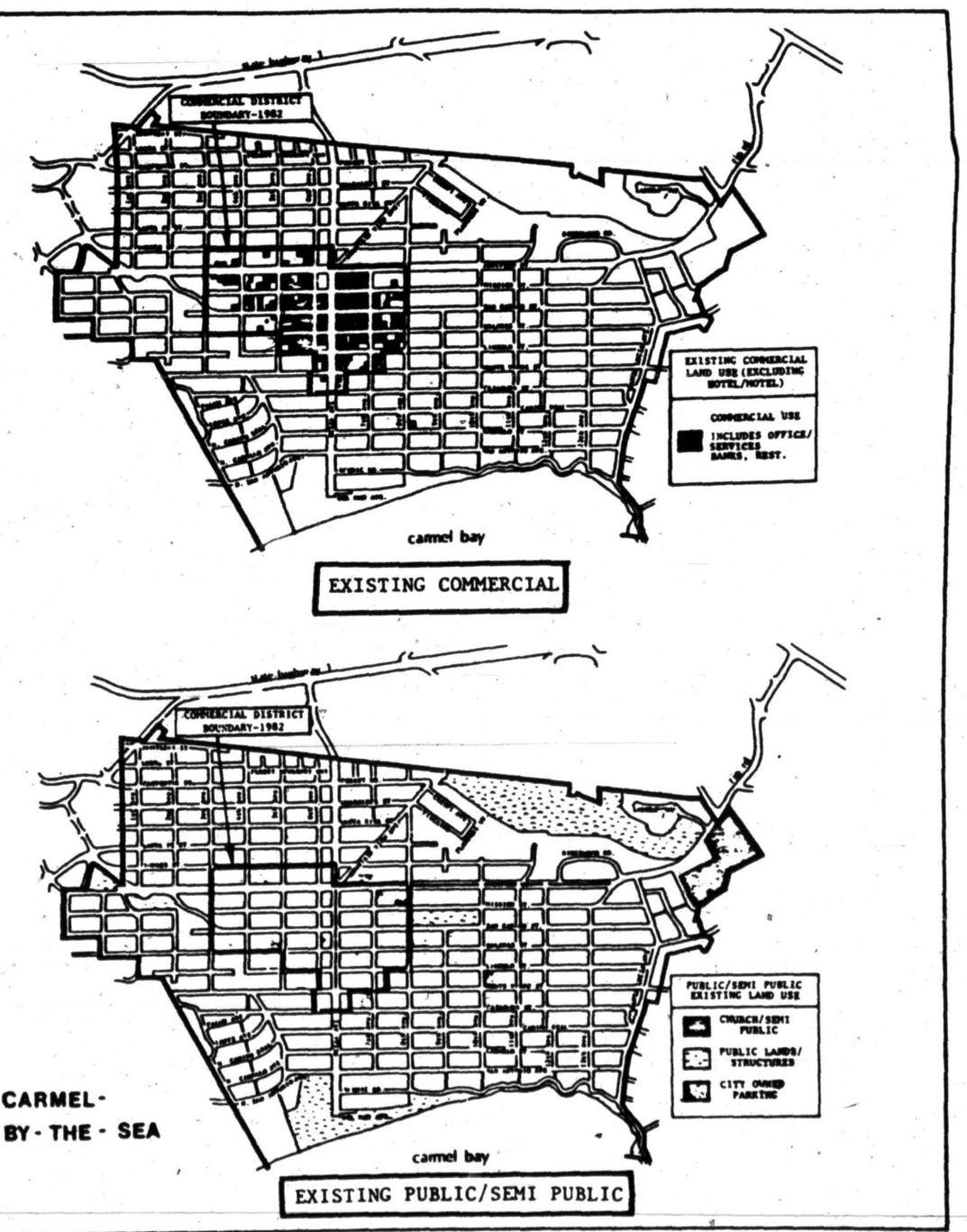
TABLE 1.1 LAND AREA STATISTICS FOR CITY OF CARMEL-BY-THE-SEA
ACREAGE IN VARIOUS DISTRICTS AND USE

Zone	Description	Acreage	Subtotals	Percent of Total Acres
Commercial Districts				
C-1-C	General Commercial	11.16		1.75
C-1-L	Multi dwelling and Support Commercial	7.96		1.24
C-1-S	Service Commercial	22.51		3.52
R-4	Multi dwelling and Service Commercial	5.05	46.68	.79 7.30
Cultural Theatrical Districts				
A-1	Theatre District	.28		.04
A-2	Community and Cultural Center	3.90	4.18	.61 .65
Park and Beach Districts				
P-1	Open Space	56.57		8.84
P-2	Resident Recreation	9.08	65.65	1.42 10.30
Parking Districts				
R1P-3	Parking	1.15	1.15	.18
Residential Districts				
R-1	Single Family Residential	343.7	343.7	53.70
Streets and Public Rights of Way		178.3	178.3	27.87
Totals			639.66	100.00

Source: Carmel LCP, 1980



Carmel-by-the-Sea | SCALE 1"=1875' | FIGURE 1.3 LAND USE INVENTORY



Carmel-by-the-Sea | SCALE 1"=1875' | FIGURE 1.3 LAND USE INVENTORY (CONTINUED)

RESIDENTIAL DISTRICT (R-1)

PURPOSE: To provide suitable areas for residential use within the City and to protect the residential character of the community. Permitted uses include single family dwelling units and home occupations, public parks and public schools.

PARK AND RECREATION DISTRICTS (P-1 and P-2)

DISTRICT P-1 (PARK) PURPOSE: In order to preserve publicly owned park and beach lands for the benefit and enjoyment of present and future generations, and to prevent inharmonious use of such lands and to prevent the destruction of the City's beautiful natural open spaces through inappropriate development.

Permitted uses include park land maintained in a natural state with limited structures and maintenance.

DISTRICT P-2 (RECREATION) PURPOSE: In order to provide appropriately located areas for recreation and recreational facilities needed by the residents of the City and the surrounding area. Permitted uses include those in the P-1 zone plus facilities and structures devoted to public recreation.

OFF STREET PARKING DISTRICT (P-3)

PURPOSE: In order to enable the city to suitably locate off street parking facilities to the best advantage of the city and its residents considering traffic flow, traffic congestion, density of business development, the need for off street parking facilities both in the city at large and in specific areas thereof, and like matters. Permitted uses include off street parking with landscaping.

THEATRICAL DISTRICT (A-1)

PURPOSE: To provide appropriate zoning for an existing theater in the R-1 district. Permitted uses include theaters (live and motion picture) and schools for theater arts.

CULTURAL DISTRICT (A-2)

PURPOSE: To provide an appropriately located area for a community and cultural center. Permitted uses include those cultural and community activities similar to the existing Sunset Community and Cultural Center.

SPECIAL COMMUNITY FACILITY DISTRICT (A-3)

PURPOSE: To provide an appropriately located area for community facilities for the senior citizens of the community.

Land Use. An inventory of land uses is provided.

COMMERCIAL. For the purpose of easily identifying differing commercial land uses, commercial retail and motel/hotel uses have been mapped separately. Figure 1.3 illustrates commercial use sites and shows sites for hotel/motel/lodge use, including those located in the R-1 residential zone.

Figure 1.3 also shows that the primary commercial development is generally located along Ocean Avenue from Junipero Street west to Monte Verde Street and from 5th Avenue south to 8th Avenue. The majority of commercial land uses in this area are devoted to visitor oriented businesses.

The 1982 General Plan Questionnaire showed that 71.7 percent of the respondents favor greater control of development in the commercial district. When asked if the City should seek ways to restrict the number of tourist oriented businesses in Carmel, 79.2 percent of the respondents replied yes. When asked specifically whether certain visitor services should be reduced in number and whether no more such uses should be allowed, the response was as follows.

TYPE OF USE	RESPONSE CHOICE FOR GENERAL PLAN QUESTIONNAIRE ALLOW NO MORE	SEEK REDUCTION	BOTH	NO RESPONSE
Restaurants	50.1	16.4	1.1	32.2
Art Galleries	46.1	21.0	1.7	31.0
Real Estate Offices	47.7	23.7	1.6	26.8
Gift Shops	44.0	30.0	2.3	22.6
Jewelry Stores	44.5	25.9	1.6	27.8

Other existing enterprises which respondents said should be reduced or more such uses not allowed included T shirt shops, fast food operations, motels, and souvenir shops (see Appendix A). The General Plan Advisory Committee went on record concurring "that there are too many retail businesses in Carmel".

RESIDENTIAL. Figure 1.3 illustrates the amount of land currently developed as residential within the community. Figure 1.3 also illustrates that within the commercial district there are numerous multiple and single family sites. In the case of multi family dwellings, these are often interspersed with the commercial developments. Almost all of the 308 multiple family dwellings are located within the commercial area of downtown Carmel.

Within the residential district of Carmel, there are several existing, non single family residential uses, such as motels, clubs and institutions, rooming houses, and guest houses. The results of the 1982 General Plan Questionnaire show that Carmel residents generally approve of having guest houses and clubs and institutions present within their neighborhoods; respondents disapproved of the rooming houses and motels.

VACANT LAND. The amount of vacant land within the commercial area is limited. Table 1.2 indicates the amount of vacant and underdeveloped land available in the R-4 and C-1-S Districts. Of the total land zoned for R-4 (5.05 acres), approximately 49 percent (2.46 acres) can be considered underdeveloped (only a small portion of existing parcel built to less than allowed density with remainder vacant). It is noted that underdeveloped property generally offers more open space and less intensity of use. The underdeveloped properties are discussed in this element because in the future, under present zoning, more intense site utilization could be allowed on some of these properties.

TABLE 1.2 BUILDABLE LAND IN CARMEL COMMERCIAL AND R-4 DISTRICTS

ZONING	BLOCK #	LAND STATUS	APPROXIMATE SQUARE FEET
R-4	37	Underdeveloped	49,500
	36	Underdeveloped	20,000
	48	Underdeveloped	8,000
	49	Underdeveloped	30,000
SUBTOTAL			107,500 sq.ft. (2.46 ac.)
C-1-S	36	Underdeveloped	6,000
	49	Vacant	4,000
	50	Underdeveloped	8,000
	55	Underdeveloped	8,000
	90	Vacant	8,000
	91	Vacant	4,000
SUBTOTAL			38,000 sq.ft. (.87 ac.)
TOTAL			145,500 sq.ft. (3.34 ac.)

SOURCE: Carmel Planning Department, 1982

Vacant land (.87 acres) in the C-1-S District constitutes only a small percentage (3.87 percent) of the total land zoned C-1-S (22.51 acres). The C1-L District is almost fully developed with no vacant land available (although there may be some scattered small parcels underdeveloped).

There is very little vacant land of more than two contiguous lots remaining in the residential area of Carmel (excluding the Sphere of Influence) available for development. Area 1 (Figure 1.3) consists of 17 contiguous 4000 square foot lots while Area 2 consists of 12 lots. Area 3 consists of approximately three separate building sites. Each area is under a single but separate ownership.

PUBLIC AND SEMI PUBLIC LAND USES. Figure 1.3 shows the existing land uses that can be considered as public and semi-public. Public uses include those lands and structures publicly owned, accordingly zoned, or dedicated to public activities. Semi-public land uses include nonprofit organizations, churches, and other facilities. Publicly owned and operated facilities are identified and discussed in other elements of the General Plan while park and open space lands are addressed in the Open Space/Conservation/Scenic Highways Element of this General Plan.

FUTURE COMMUNITY DEVELOPMENT

Carmel's development pattern over the last few decades has already established areas where development will be allowed. The City's past zoning and land use regulations have resulted in policies which control the expansion of commercial activities and which partially regulate the number of certain types of visitor serving businesses. Community attitudes expressed in 1982 indicate that the community must develop additional zoning and land use regulations to ensure preservation of Carmel's residential character and to greater control the number, type, and orientation of commercial uses in Carmel.

Future land use patterns in Carmel will be based on development of vacant land, changes in land uses over time on already developed parcels, and the ultimate uses that will be allowed in the Sphere of Influence lands. Carmel is substantially developed within its existing City limits so the opportunities for new development on vacant land are limited. Therefore, Carmel's future land use policies must focus on the appropriate type of uses to be allowed in already developed areas which will undergo change and may undergo different uses over a period of years. Secondly, the policies should establish a firm land use pattern for the area designated as Carmel's Sphere of Influence outside of the existing City limits.

Coastal Land Use and Planning. Part of Carmel's future land use patterns will be established by implementation of Carmel's Local Coastal Plan (LCP). The City of Carmel-by-the-Sea Local Coastal Program Land Use Plan was adopted by the City Council in 1980 and certified by the California Coastal Commission in 1981. Part of the LCP includes an implementation program which the City is in the process of completing. The Local Coastal Plan and this General Plan are consistent.

This General Plan adopts a policy which requires implementation of Carmel's Local Coastal Plan. The elements in this plan address the policies discussed in the LCP. LCP policies which are of key importance to land use include the policies on the Scenic Walkway Plan, establishment of a Beach Related District, establishment of a Park/Open Space Vicinity District, establishment of archaeologically significant areas, establishment of a water monitoring program, encouragement of housing in the commercial district, establishment of requirements for second food preparation areas and modification of parking policies. These policies are discussed in greater detail in the Open Space, Conservation, Scenic Highways Element, and the Housing and Circulation Elements.

Alternative Land Use Policies. In the process of developing this General Plan numerous land use policy alternatives were evaluated. The policies set forth in this element are based on the alternatives that are considered most appropriate for Carmel at this time. The following alternatives and/or land use issues are discussed: 1) methods to encourage residentially oriented businesses; 2) commercial district boundaries; 3) preservation of Ocean Avenue; 4) reevaluation of certain commercial zones; 5) similar or like uses; 6) unrelated additional uses in businesses; 7) non conforming uses; 8) preservation of the residential and natural character and 9) Carmel's Sphere of Influence.

1) METHODS TO ENCOURAGE RESIDENTIALLY ORIENTED BUSINESSES. As indicated in the 1980 Carmel Local Coastal Program Land Use Plan, the City "has a much higher number of service and retail oriented businesses relative to the population base than either Monterey or Seaside". The predominance of visitor oriented businesses in Carmel has caused many Carmel residents to have to travel outside the City for groceries, fuel, and other household items. Some residents have indicated that they travel outside the community for these essential goods and services because of several factors including: 1) lack of residentially oriented establishments within the commercial district, 2) lack of parking near existing retail and service establishments (downtown parking is most often used by visitors), 3) downtown area traffic congestion which discourages residents from venturing downtown, and 4) high land values and high rents contributing to land uses that offer tourist oriented services and higher priced goods for larger volumes of visitor patrons rather than offering more resident serving goods. The 1982 General Plan Questionnaire indicated where the following percentages of respondents purchased a majority of their groceries and gas:

	GROCERIES	GAS
Within Carmel-by-the-Sea	20%	30%
At the mouth of Carmel Valley	60%	31%
Elsewhere	20%	39%

The need for additional residentially oriented businesses in Carmel is obvious from these results.

The General Plan committee defined a residentially oriented business as follows: "Residentially oriented businesses are those which sell products or services which are generally purchased in the ordinary course of living by residents permanently living in a community". Examples of residentially owned businesses include a grocery store, drug store, hardware store, barber/beauty salon, dry cleaner, and medical offices.

Accommodating residentially oriented businesses in the R-1 zone, or creating an overlay zone was considered in the formulation of this plan. The concept was rejected by the General Plan Committee because containment within the present (or more diminished) bounds of all commercial activity in the City is now deemed to be of utmost importance to the conservation of the residential quality of life.

Accommodating residentially oriented businesses in a separate neighborhood commercial zone was also considered and not adopted as policy at this time. Some communities have separate neighborhood commercial zoning districts that primarily allow only resident serving types of commercial uses. Separate neighborhood commercial zones generally exist adjacent to major residential areas in a community, and are generally used in cities larger than Carmel. The geographic size of Carmel is relatively small and the commercial area is compact so the creation of a separate neighborhood commercial zone may not be appropriate for several reasons. In a zone that only allows neighborhood commercial uses, property might remain vacant if there were not enough businesses who wanted to locate in such a zone. Secondly, the atmosphere created in Carmel by a mix of commercial uses is a key factor in Carmel's character. Therefore, other alternatives to encourage more resident oriented

businesses were considered more appropriate at this time.

Only 25 percent of the General Plan Questionnaire respondents felt the City should subsidize residentially oriented enterprises. Therefore, this plan recommends other tools available to the City, including discouraging too many of certain types of businesses and uses that do not contribute to the community's residential character and encouraging more residentially oriented businesses in the existing C-1-C and C-1-S zones and the proposed Ocean Avenue district by providing zoning incentives. The General Plan Committee adopted the concept that no business license or business use be permitted in Carmel unless the appropriate government body finds such business contributes to the residential character of Carmel.

2) COMMERCIAL DISTRICT BOUNDARIES. Establishing a definite boundary on the entire commercial district (which encompasses several commercial zones) would present an important physical and psychological separation between residential and downtown commercial uses. Carmel, as a coastal community, has State mandated coastal act policies it must implement regarding the provision of visitor serving uses. In addition, Carmel's economic base is strongly influenced by the level of commercial activity. While the role that these types of commercial activities have in the community is recognized, these uses should be located in a central area and should not disrupt the residential character.

As stated in the 1980 Carmel Local Coastal Program Land Use Plan:

> "Carmel presently provides a relatively large number of overnight accommodations, restaurants and various shops to serve the visiting public...These facilities are generally competitively priced with those existing in surrounding communities and constitute a much larger share of the City's economic base than is typical for a community of its size. To further expand the nature and number of these commercial recreation opportunities could only be accomplished by further penetration of the residential areas of the City. Too, dramatic expansion of such commercial recreation opportunities would cause an even further imbalance in the local economy. Therefore, despite the continued and growing demand for such facilities, Carmel cannot realistically provide more without adverse impacts on the residential nature of the community."

Therefore, an important policy in this element is that the total commercial district (which encompasses several commercial zones) shall be contained within the 1982 boundary as shown ih Figure 1.2 of the element. Also seen as an extension of the commercial district are the Off Street Parking Districts (P-3) located in the R-1 District (see Figure 1.2). The General Plan Committee felt strongly that parking in residential areas for commercial purposes should be eliminated over time.

3) PRESERVATION OF OCEAN AVENUE. The changing face and character of Ocean Avenue has been a community issue for several years. Generally, there is a sentiment on the part of some residents that the quality and appearance of Ocean Avenue is being altered by the presence of too many types of certain uses such as souvenir shops, fast food places and take out speciality food stores, and the general impact of a large number of visitor and related uses. The concept of a separate zoning, or special overlay zone, for Ocean Avenue was developed as a mechanism to preserve Ocean Avenue as a commercial area at a scale compatible with Carmel. The purpose of separate zoning regulations for Ocean Avenue is to ensure that the charm and viability of Ocean Avenue is retained by proper control of land uses in this area. The Ocean Avenue zone would allow a limited type of uses fronting on Ocean Avenue by conditional use permit only. One of the criteria in this zone would be that uses maintain the village atmosphere created by individual businesses and storefronts rather than large scale commercial centers. The district would allow uses deemed to be appropriate on Ocean Avenue, including but not limited to residentially oriented businesses.

4) REEVALUATION OF CERTAIN COMMERCIAL ZONES. Building upon the concept that Ocean Avenue is a unique area requiring its own standards for land use and development, the General Plan review process also evaluated the uses and purpose of several of the other commercial zones. The concept of creating more of a buffer between the central downtown and residential areas was evaluated. Maintaining the overall existing commercial district boundary (as discussed in Item 2 above) is one step in the process. However, it is also important to look at the types of uses allowed in the different zones and ensure that the uses allowed will create a transition area and buffer zone between the central downtown and the residential area. To accomplish this objective the C-1-C, C-1-S, R-4, and C-1-L zones were evaluated.

The General Plan Committee recommended several policies to refine uses allowed in the commercial district and to create zoning which would provide a buffer to residential areas including the following items: modifying the existing zone regulations so that C-1-C uses are only allowed in the C-1-C zone and that no C-1-C uses be allowed in C-1-S; creating a new zone district which would encompass all of the present C-1-L area, as well as several other areas, and permit apartments and motels but no retail businesses; modification of certain requirements in the R-4 zone; and encouraging a reduction in the number of certain type uses in the C-1-C zone based on input from the General Plan Questionnaire as discussed previously.

5. SIMILAR OR "LIKE" LAND USES. Carmel has many businesses of a similar nature which are oriented toward providing goods and services for short term visitors or tourists. The trend toward more visitor serving businesses is one that has occurred throughout Carmel's history. Over the years, Carmel has continually tried to define the mix of uses that will preserve and create its unique cultural, intellectual, and environmental heritage.

Identification and regulation based on certain criteria adopted by the City can provide a means to assure that the existence of too many similar or like businesses will not affect the village character of Carmel. As a response to the increasing number of tourist oriented businesses, Carmel enacted a temporary moratorium in 1981 on new businesses including restaurants, art galleries and gift shops. These uses constitute a large number of Carmel's commercial businesses as opposed to those retail outlets or services that are oriented toward meeting the needs of local residents (e.g., drug stores, hardware stores, grocery stores, etc.). (See discussion on Methods to Encourage Residentially Oriented Businesses and Reevaluation of Certain Commercial Zones.)
Establishing criteria to limit similar or "like" businesses must be based on fair, objective and equitable standards that will maintain reasonable and viable land use options for landowners yet encourage an overall effort to maintain and reestablish Carmel's small, intimate village character. The General Plan Committee decided that distance should not be the only criteria.

Adopting the SIC Manual as a base from which to identify land uses will provide the City with a standardized methodology to inventory land uses. This standardization is a first step in the process. Over the years, the City may need to take other actions. Regulation of similar or "like" businesses can then be implemented through adoption of appropriate ordinances. In adopting regulatory processes to limit similar or "like" businesses, specific criteria can be based on similar situations in other small unique communities or on objectives such as allowing, as first priorities, residentially oriented businesses (those that provide goods and services geared toward residents rather than tourists) over tourist related businesses or regulating businesses that increase the amount of water usage (water is a finite resource to be shared by both residential and commercial land uses).

6. UNRELATED ADDITIONAL USES IN BUSINESSES. Many stores in Carmel are licensed as a singular business with a primary sales focus but provide unrelated additional goods or services as well. In some cases, the additional uses tend to constitute 50 percent or more of the business and the presence of these goods or services change the appearance of the business. Certain additional uses may not be considered compatible (e.g., a camera store selling T shirts). This pattern in stores has an influence on the character and quality of of the community. (See discussion on Ocean Avenue.) Methods of regulating the provision of these additional uses may entail one or a combination of the following.

- A very defined regulation which would only allow single or primary uses specified under the four digit classification (industry number) for a single retail outlet as established in the Standard Industrial Classification (SIC) Manual (1972: Supplement, 1977) and allow only strictly ancillary uses. These ancillary uses would have to be directly related to the primary businesses. The impact would be to make numerous existing uses in the commercial area nonconforming as a retail outlet may offer nonrelated goods or services. This method, however, would be easier to enforce on new businesses.

- A less defined method which would limit unrelated additional uses to a certain percentage of the floor area and/or display area. This alternative could also make some retail outlets nonconforming should the percentage of the additional use area, or some other factor, be less than the currently allowed 49 percent.

Determining the appropriate amount of unrelated additional goods or services may be based on square footage in an establishment, display area, or gross sales receipts. Control of the amount of these uses based on square footage or display area would be easier to enforce than sales receipts and would also address the visual impact of such uses on the character of the commercial district. The General Plan Committee recommended use of the SIC definition and some criteria for display areas.

7. NONCONFORMING USES. In 1979, Section 1306.2.1.b, 1308.2.1.b and 1309.S2.1c of the City's Planning and Zoning code were amended to prohibit all uses other than apartments, offices and nonretail uses on the second floor of buildings in the C-1-C, C-1-S, and R-4 Districts. Current uses which were allowed prior to 1979 but then prohibited by these sections are considered to be "nonconforming". Nonconforming uses are allowed to continue with restrictions on expansion.

The long range amortization and conversion of this floor space to residential use would create more affordable housing while eliminating, in a fair and equitable manner, all nonconforming uses within the commercial zones.

The zoning sections, however, do not currently include first floor retail activities occuring above basement retail shops or three story and three level uses. Amendments to these Planning and Zoning Code sections would be needed to apply this program to any retail use above any other retail use.

8. PRESERVATION OF THE RESIDENTIAL AND NATURAL CHARACTER. Over the years, the City has adopted many policies to direct community development and natural resource preservation. Additional policies are proposed herein to reinforce existing ordinances, to guide the future modification and updating of such ordinances, and to assist in the creation of new regulations, as necessary.

Existing characteristics and efforts to be reinforced include the community emphasis on tree planting, the absence of sidewalks and curbs, the high quality vistas and terrain, the prohibition of timesharing, and the conservation of the beach areas. Policies are proposed to increase the architectural design standards of new residential development and to ensure compatibility with the City's low intensity, height and scale.

9. CARMEL'S SPHERE OF INFLUENCE. The Monterey County Local Agency Formation Commission (LAFCO) has established certain procedures for considering annexation and provision of public services to unincorporated areas adjacent to existing cities. The city must formally apply to LAFCO for annexation approval. LAFCO is charged with developing and determining for each local governmental agency the following areas: Planning Concern Area, Sphere of Influence, and Urban Service Area. As defined by LAFCO, the "Planning Concern Area" means an area established by the Local Agency Formation Commission with the assistance of the appropriate cities and the County designating a general area of concern of a city for which planning decisions and other governmental actions of the County may have an impact on the City. A "Planning Concern Area" will usually be larger than the adopted Sphere of Influence Boundary and may take into consideration the planning area of the city as identified within their local general plans. "Sphere of Influence" means a plan for the probable ultimate physical boundary and service area of a local governmental agency. Within that boundary, there is identified an "Urban Service Area," which can be defined as urban developed areas within a City's Sphere of Influence now served by existing urban facilities, utilities, and services or is proposed to be served by urban facilities, utilities, and services within the next five years. The area between the urban service area and the Sphere of Influence Boundary is identified as the "Urban Transition Area;" the area within the Sphere of Influence boundary of a City which is not programmed for urban facilities or utility extensions within the next five years. This area is used generally for urban expansion within approximately five to twenty years (LAFCO).

Among the factors considered in determining the Sphere of Influence of each local governmental agency within LAFCO jurisdiction are the following:

a. The maximum possible service area of the agency based upon the present and possible service capabilities of the agency.

b. The range of services the agency is providing or could provide.

c. The projected future population growth of the area.

d. The type of development occurring or planned for the area, including, but not limited to, residential, commercial, and industrial development.

e. The present and probable future service needs of the area.

f. Local governmental agencies presently providing services to such an area and the present level, range and adequacy of services provided by such existing local governmental agencies.

g. The existence of social and economic interdependence and interaction between the area within the boundaries of a local governmental agency and the area which surrounds it and which could be considered within the agency's Sphere of Influence.

H. The existence of agricultural preserves in the area which could be considered within an agency's Sphere of Influence and the effect on maintaining the physical and economic integrity of such preserves in the event that such preserves are within a Sphere of Influence of a local governmental agency."

In addition to the above required factors, the Monterey LAFCO has adopted a number of policies and guidelines which it uses as the basis for adopting Spheres of Influence. These are available from LAFCO and are not cited here.

In the 1982-1983 review of the General Plan, the General Plan committee concluded that areas extending three miles in all directions from Carmel's City limits, excluding the Cities of Monterey and Pacific Grove, should be in Carmel's Planning Concern Area. This three mile area encompasses the area where future land use decisions and planning will affect Carmel, but the area is clearly beyond areas appropriate for any annexation consideration.

Carmel's 1973 Land Use Plan proposed a Zone of Influence that extends to Martin Canyon, some distance to the east of Carmel's existing City limits.

Since that time, the City has annexed a portion of land in the southeast area of the community including the Carmel Mission. That area, however, retains Monterey County zoning but is located in the City limits of Carmel. The Monterey County zoning designations that currently are applied to those annexed residential areas in the southeast area of Carmel are R-1, R-1-B2, and R-1-B3. These are all forms of single family zoning with differences notably in lot sizes and siting requirements. Table 1.3 shows the County zoning requirements which apply to these areas.

Much of the land area immediately adjacent to Carmel is developed as residential, mostly with lots larger than 4,000 square feet. The City will be creating its own zoning categories for these areas which will reflect the current County zoning patterns. Rezoning of these properties to Carmel's R-1 zoning which allows a 4,000 sq. ft. lot size would not be appropriate as this would increase density in the fringe areas of the community. Adopting a separate ordinance provision for these potential annexation areas would maintain existing lot sizes and density.

Figure 1.4 presents a possible (proposed) Sphere of Influence boundary and an Urban Service Boundary (areas that may be annexable within the next five years, to 1987). This represents a reasonable extent to which the resources and services of Carmel could be committed without undue community expense, as most of these areas are currently served by special service districts that provide essential urban services. There are areas in or near Martin Canyon that are currently undeveloped and may, at some future date, be developed under County zoning and density regulations. The most appropriate zoning and development would be low density residential (1/2 acre or acre lot size) due to limitations of existing facilities, such as roads and water.

The future of annexation attempts is in doubt due to the lack of community support demonstrated in the unsuccessful 1982 annexation proceedings for Carmel Woods (north of the City) and the general disapproval shown in the General Plan Questionnaire. Only 32.7 percent of the respondents favored the annexation of areas adjacent to the City while 57.4 percent were opposed. The questionnaire indicated, however, that 73.8 percent of the respondents feel the City should continue to monitor projects outside the City limits but within the Sphere of Influence and in the defined Planning Concern Area.

10. CARMEL'S PROPOSED LAND USE PLAN. The policies in this General Plan result in the proposed Land Use Plan Map. Figure 1.5 represents areas of Land Use Sensitivity in Carmel, such as sensitive beach or archaeological areas. These defined sensitive areas should be considered in making future land use decisions. Figure 1.6 presents Carmel's Land Use Plan Map. The map identifies general land use categories.

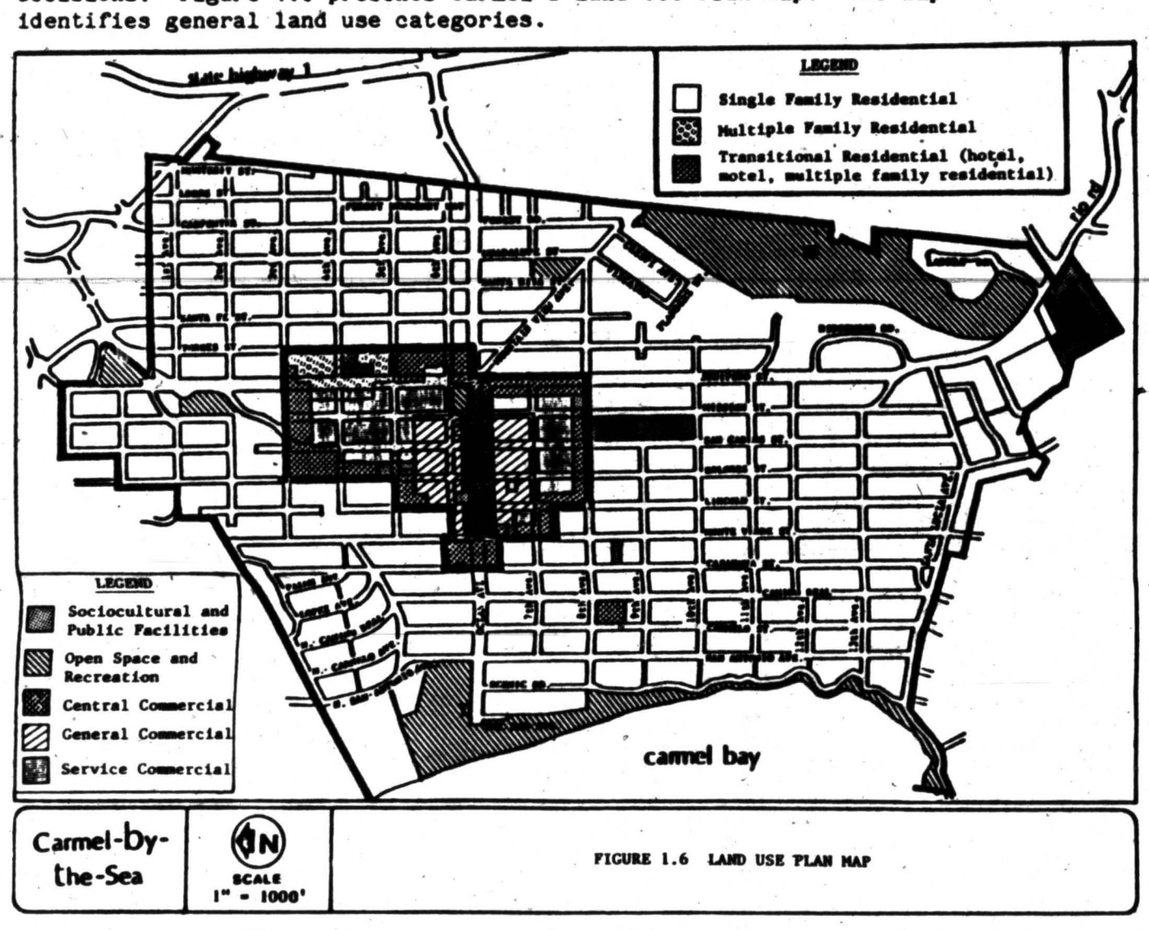
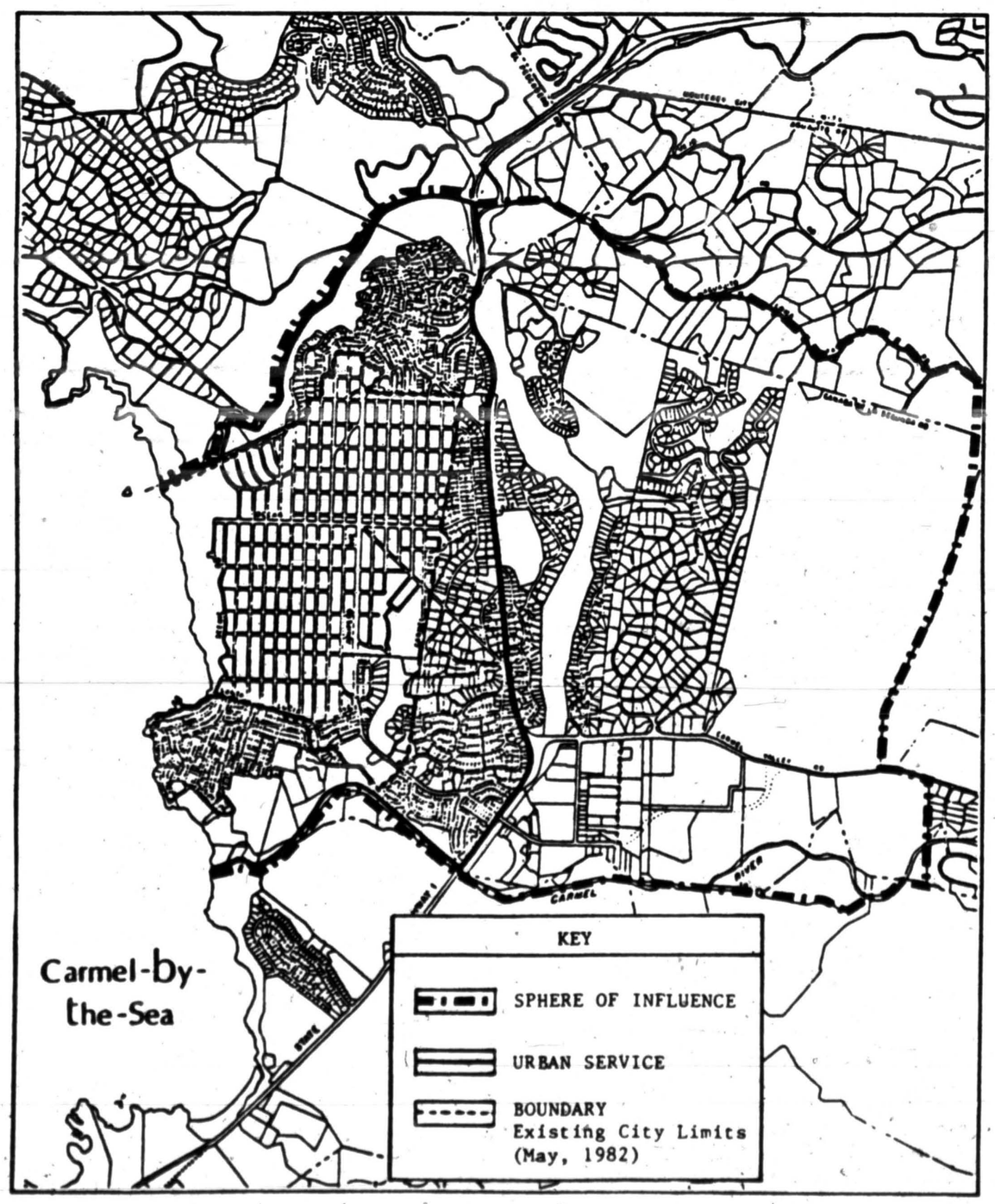


FIGURE 1.6 LAND USE PLAN MAP



2. Circulation Element

INTRODUCTION AND PURPOSE

The overall purpose of the Circulation Element, as outlined by the State of California General Plan Guidelines is to:

- coordinate the transportation and circulation system with planned land uses;
- promote the efficient transport of goods and the safe and effective movement of all segments of the population;
- make efficient use of existing transportation facilities; and
- protect environmental quality and promote the wise and equitable use of economic and natural resources.

As a developed community with a centralized commercial core surrounded by residential land uses, Carmel experiences many unique situations relating to traffic, circulation, parking and pedestrian safety. The Monterey Peninsula has served as a recreational area for many years. Large numbers of people are attracted annually to the golf courses, coastal setting, historical landmarks, restaurants, specialty shops, and cultural events that take place in the Carmel-Monterey area. It has been estimated that approximately 9.7 million visitors come to the Monterey peninsula annually (AMBAG). Many of these visitors can be considered short term or "day visitors"; they travel by auto from other areas to Carmel and the Monterey Peninsula for the day and often return to their point of origin in the same day. It is this phenomenon that places a burden on Carmel's circulation and parking facilities. This Element will describe historic and existing conditions and will offer specific policies that can give direction over the coming years to potentially reduce the traffic congestion in Carmel.

HISTORICAL BACKGROUND OF CIRCULATION SYSTEM. The first streets in Carmel were unpaved paths between scattered structures. For many years after incorporation in 1916 the streets of Carmel remained unpaved. Although streets were ultimately developed in accordance with the original City plat as proposed by S. J. Duckworth.

The original streets that formed the boundaries of the platted town site were Broadway (now Junipero Avenue) on the east, Monte Verde Street on the west, First Avenue on the north, and Eleventh Avenue on the south. Ocean Avenue transected Carmel-by-the-Sea, crossing from east to west. Early photographs of the village reveal Ocean Avenue as an unpaved road extending through what would become the center of the commercial area. At that time, there was little need for sophisticated management of a circulation system. Automobile, pedestrian and equestrian traffic was low in volume and generally meant to serve the residents and the few occasional and seasonal visitors. During those early years of the twentieth century, gradual growth was encouraged by local realtors and merchants, but in keeping with a truly village atmosphere; paved streets, gas and electric service and plumbing were nonexistent. The paving of streets was considered "destructive" (Orth, 1970).

Regional transportation accompanied settlement of the Monterey Peninsula and the Carmel Valley area. The original highways were wagon trails. In the 1920s, several years after Carmel's incorporation, the Monterey Highway (now State Highway 1) was constructed.

In 1931, Ocean Avenue was paved for the first time. Median parking was provided in the now planted median strip. During the late thirties and early forties, median parking was removed from Ocean Avenue and by 1968, diagonal parking along both sides of Ocean Avenue was replaced by parallel parking (Askew, 1981). This transition greatly altered the appearance of Ocean Avenue; its present paved condition is in sharp contrast to the original unpaved road bisecting the sparsely settled village.

Most other streets outside the central business area remain technically "unpaved" to this day. The surface of these streets consists of oil mixed with the native soil and gravel, a composition that allows rain to penetrate down to the roots of the urban forest located throughout the village. The streets are narrow in width, 26 to 34 feet, with no gutters or sidewalks. This lack of formal development of streets throughout Carmel (with the exception of some of the downtown thoroughfares) has been a conscious effort on the part of residents to maintain a "village in a forest" atmosphere.

This desirable character of the community, however, coupled with increases in mobility, accessibility and leisure time over the years has contributed to visitor traffic in the village. This increased volume of visitor traffic has strained the capabilities of existing facilities in Carmel. Circulation Element goals, objectives and policies should acknowledge visitor traffic, the need for shoreline access, and the longstanding local circulation needs and interests.

ISSUES OF LOCAL SIGNIFICANCE

This element addresses the following issues of local significance.

- Traffic congestion/circulation patterns. This entails:
  - traffic congestion on Ocean Avenue (and in the downtown area),
  - delivery trucks double parking,
  - tour buses,
  - resident access to the downtown,
  - seasonal traffic patterns,
  - peak hour congestion, and
  - pedestrian safety and auto/pedestrian conflicts at many of the downtown intersections.
- Parking. Availability of parking for residents, employees and visitors, and the lack of available parking throughout the central business district.
- Alternate transportation. Availability of alternate transportation in Carmel, including transit, car, and van pool.
- Hatton Canyon Project. Although current plans for completion of this alternative route to Highway 1 are uncertain, and may be abandoned; the ultimate resolution of the Hatton Canyon Project will continue to affect future traffic patterns in and around Carmel.

GOALS, OBJECTIVES, AND POLICIES: CIRCULATION ELEMENT

GOAL

G2-1. To provide and maintain a transportation system and related facilities which will promote the orderly and safe transportation of people and goods and at the same time preserve the residential character and village atmosphere of Carmel.

OBJECTIVES

O2-1. Limit the distribution, character and intensity of land uses which generate increased levels of traffic beyond the capacity of the

existing street system.

O2-2. Prohibit high volume through traffic in residential areas.

O2-3. Require that all new development provide sufficient off street parking facilities.

O2-4. Encourage and participate, when appropriate, in programs promoting alternative modes of transportation for employees working in Carmel.

O2-5. Encourage a pedestrian and bicycle oriented community and attempt to minimize the impact of the automobile on Carmel.

POLICIES

POLICIES RELATED TO TRAFFIC CONGESTION/CIRCULATION PATTERNS

P2-1. Obtain a minimum of two traffic counters in order to more accurately tabulate traffic volumes for transportation planning purposes.

P2-2. Establish traffic volume counting and monitoring procedures on an annual and seasonal basis for the purpose of establishing an accurate local data base.

P2-3. Improve circulation patterns by establishing a set delivery time and designating truck parking spaces. Specifically, do the following: investigate the possibility of requiring all deliveries of goods and services to downtown establishments prior to 10 a.m. in order to reduce congestion on downtown city streets; and designate the spaces on the east side of Dolores Street, Mission Street, San Carlos Street and Lincoln Street between Eighth Avenue and Fifth Avenue as truck parking only between 6:00 a.m. and 10:00 a.m., and residential parking by permit the rest of time. Such a program should include appropriate signing and enforcement aimed at educating truck drivers, local merchants, and residents. In addition, enforce the City's current policy which limits deliveries to one side of the street under certain conditions specified by law.

P2-4. Maintain the current irregular street configurations and paving widths in the residential areas, in order to maintain safe speeds and preserve the residential character.

P2-5. Endeavor, at time of resurfacing residential streets, to provide as smooth and even a street surface as may be feasible, recognizing that a large number of Carmel residents walk on these streets daily.

P2-6. Explore as a long term solution the provision and designation of a parking area outside of town for tour bus parking. This policy should be explored in conjunction with other suggested policies on satellite parking lots and shuttle bus service.

P2-7. Explore the possibility of improving traffic circulation by adding planted strips diagonally at certain intersections.

POLICIES RELATED TO PARKING

P2-8. Continue the City's strict enforcement of parking regulations.

P2-9. Encourage mixed use developments on City owned lots in the downtown area (e.g., parking and housing) (see also the Land Use Element).

P2-10. Retain short term parking spaces to serve short term parking needs.

P2-11. Investigate the legality of controlling employee parking in the commercial districts by instituting a program to ticket employer/employee autos in the downtown area. This program is intended to promote the use of public transportation.

P2-12. Explore and define a residential parking permit system which would limit residential parking areas to residents and their invitees.

P2-13. Provide incentives for car pooling, particularly employee car pooling, and designate some parking spaces to be used for car pools only. Such a program should consider the possibility that spaces be free of charge, conveniently located, and unlimited in parking time duration. A method of insuring that only legitimate car pools use the spaces should be developed. Usage of the car pool only spaces should be monitored on a random basis.

P2-14. Adopt a formal policy of repeat ticketing for all day parking offenders in the time limited areas of the commercial district.

P2-15. Consider an increase in parking fines.

P2-16. Recognize that Carmel is a limited resource and limited in size, and that it is not practical to provide sufficient parking for the total demand; it is desirable, however, to remove parking off of congested streets and provide, where practical, alternate parking where it could be removed from public view and in a scale appropriate to Carmel.

P2-17. Once the city has expended existing and pledged in lieu parking funds, thereafter, as a matter of Policy, consider all future proposals for the development of off street parking facilities strictly within the context of the anticipated benefit of such facilities to the residents of Carmel-by-the-Sea.

P2-18. Investigate possible locations in the commercial and R-4 areas, including but not limited to the north field of Sunset Center, where parking could be provided; draft design guidelines for such parking; consider the creation of a parking district or other appropriate facilities.

P2-19. Enact new off street parking and loading requirements that will reflect realistic requirements based on use as well as the amount of floor space and location of the property. Apply these revised requirements for all new development and for changes in use that will result in increased parking demand.

POLICIES RELATED TO CARMEL'S UNIQUE VILLAGE CHARACTER

P-20. Continue the City policy of not developing residential streets to full width.

P2-21. Continue to restrict street signs and only permit those signs that are necessary and essential for public safety.

P2-22. Continue the principle of maintaining and encouraging median strips and landscaped areas within street rights of way.

P2-23. Recognize that the impact of a large number of nonresident vehicles is not consistent with the residential character of Carmel and restrict and control these vehicles wherever possible.

POLICIES RELATED TO PUBLIC TRANSIT AND ALTERNATE MODES OF TRANSPORTATION

P2-24. Encourage use of public transit by Carmel employees who reside outside the community. This could be accomplished through a joint effort of the City government, Carmel businesses and the Monterey-Salinas Transit through one or more of the following programs.

A) Employer/City subsidized passes.

B) Informational materials made available to all businesses.

C) Ride sharing or car/van pooling coordination program.

D) With financial assistance from employers (where feasible), explore sites located along Highway 1, at Carmel Rancho, or on County property for the purpose of providing satellite parking lots with shuttle bus service to the downtown commercial area for employees. These parking lots could be combined with the areas needed for tour bus parking (see Policy 2-6).

POLICIES RELATED TO THE HATTON CANYON PROJECT

P2-25. Continue to support retention of the Hatton Canyon right of way as adopted by the Carmel City Council on April 6, 1982.

P2-26. Maintain a position endorsing the Hatton Canyon project as a roadway built to standards less than freeway standards. (Design the roadway to have fewer environmental impacts than a freeway.)

SUPPORTING INFORMATION

The amount of vehicular traffic in the City of Carmel is sometimes inconsistent with the orderly transport of people and goods. In addition, traffic volumes in the village are somewhat variable, depending upon the season, day of the week, or even time of the day. In summer and on most weekends throughout the year large numbers of tourists and smaller numbers of employees cause traffic volumes to increase on the major thoroughfares, particularly along Ocean Avenue. It is estimated that approximately eight million people each year stop, stay or travel through Carmel (Monterey Chamber of Commerce, 1977).

SUMMARY TRAFFIC VOLUMES. Table 2.1 presents traffic volumes on State Highway 1 in the Carmel area, from south of Rio Road to north of Carpenter Street. As indicated in Table 2.1, most of the congestion currently exists in the road segment from Carmel Valley Road to Carpenter Street. This volume of traffic has signficant impacts on traffic in and through Carmel because this segment of State Highway 1 has the three major entrances (Rio Road, Ocean Avenue, and Carpenter Street) into the City, and is an indicator of much of the traffic that travels into Carmel.

These gateways into Carmel are the principal roadway entrances that lead to central Carmel. Traffic volumes for major roadways are provided by the City (in Table 2.2) for the baseline year of 1971 and as a comparison the year 1976 (the year for which the most up to date counts are available; counts were taken in March, 1976). The current traffic volume on area roadways would be greater than shown for 1976 due to normal traffic growth and subsequent local developments, such as the Crossroads and Barnyard shopping complexes. The traffic volumes are representative of averages for the entire year, but are not representative of averages for a shorter period such as the summer season. In particular, for the peak month (August), traffic volumes on the entrance roads into Carmel increase by an amount similar to the increase on State Highway 1, 20 to 30 percent. Much of this increased traffic is concentrated on Ocean Avenue, Carpenter Street, Rio Road and to a lesser extent, on Seventeen Mile Drive. In the central Carmel area, including the central business area, orderly patterns of traffic circulation are constrained by street parking, deliveries by trucks (double parking) and the conflict between pedestrians and auto traffic (particularly at Ocean Avenue and San Carlos Street). In addition, congestion on Ocean Avenue is partly due to motorists who make a scenic loop through Carmel by driving down Ocean Avenue to the beach, turn southbound onto Scenic Road and exiting either on Santa Lucia/Rio Road or on Carmelo/Santa Lucia/Rio Road back to Highway 1.

DOWNTOWN CIRCULATION. As a result of externally generated traffic associated with visitors and tourists, many of the downtown streets and intersections in the commercial district carry traffic volumes that exceed their design capacity, especially during the peak season and peak hours of use in the downtown area. On an average day over 50,000 vehicles travel into Carmel, most of them having destinations in the central six square block area of the downtown business district. This extremely heavy volume of traffic traveling into Carmel's small central business district was never anticipated many years ago. At certain times this traffic has grown to beyond reasonable levels.

Visitor and Commercial Travel Patterns. Many studies have pointed out that there are two aspects to the congestion problem downtown. One is congestion caused by too many cars; the other is the conflict between motorists and pedestrians. High vehicular travel counts are closely related to high pedestrian counts. The intersection most directly affected by vehicular/pedestrian conflicts is the San Carlos/Ocean Avenue intersection. Often, cars must wait for several pedestrians to cross before proceeding. This situation is compounded by the fact that there are no traffic signals in Carmel and only a limited number of stop signs in the downtown area. It is noted that the lack of traffic controls has been a specific directed action over the years in Carmel in order to preserve the residential character; although additional stop signs have been added in some locations to improve safety.

TABLE 2.2 TRAFFIC VOLUMES ON SELECTED STREETS IN CARMEL

AREA	STREET AND LOCATION	AVERAGE DAILY TRAFFIC VOLUME 1971	1974	1976**
ENTRANCE ROADS INTO CARMEL	Seventeen Mile Drive, at Carmel Gate	3,460	NA*	3,550
	County Road (Carpenter), east of Valley Way	11,810	NA	14,600
	Ocean Avenue, east of Carpenter	9,030	NA	10,520
	Rio Road, east of Ladera Drive	7,380	NA	9,610
CENTRAL CARMEL AREA	Junipero Avenue - north of Rio Road	3,000	NA	3,210
	Junipero Avenue - Commercial District	NA	6,600	NA
	San Carlos St. - north of 13th Ave.	3,770	NA	4,010
	San Carlos St. - Commercial District	NA	5,400	NA
	Mission Street - Commercial District	NA	2,400	NA
	Dolores Street - Commercial District	NA	3,600	NA
	Lincoln Street - Commercial District	NA	3,400	NA
	5th Avenue - Commercial District	NA	2,700	NA
	6th Avenue - Commercial District	NA	2,700	NA
	7th Avenue - Commercial District	NA	1,700	NA
	8th Avenue - Commercial District	NA	2,500	NA

* NA = Not Available; ** = Latest Data Available
Source: CALTRANS
City of Carmel (LCP, 1981)

In addition, the flow of auto traffic is often impeded by the presence of trucks double parking on downtown commercial streets. On some streets, including Dolores Street and San Carlos, two way traffic is channeled into a single lane, so traffic is very constrained by truck double parking. On Ocean Avenue, the problem of two way traffic being channeled into a single lane is avoided due to the two lane roadway in each direction. The higher traffic volume on Ocean, however, does make double parked delivery trucks a problem there as elsewhere in the downtown area. The lack of alleys, the difficulty of restricting deliveries to early morning hours, and financial

TABLE 2.1 TRAFFIC CHARACTERISTICS ON HIGHWAY 1 IN THE CARMEL AREA, PAST, EXISTING AND FUTURE (AVERAGE ANNUAL DAILY TRAFFIC VOLUME - AADT)

ROAD SEGMENT	1976 VOLUME	1980 VOLUME	1980 LOS*	1980 AVER. SPEED	1980 NO. OF LANES	1980 PEAK HOUR VOLUME/ CAPACITY	1988 (EST) VOLUME	2000 VOLUME	2000 LOS*	2000 AVER. SPEED	2000 NO. OF LANES	2000 PEAK HOUR VOLUME/ CAPACITY
South of Rio Road	9,160	11,360	C	46	2	1140/1800	12,900	15,340	D	35	2	1530/1800
Rio Road to Carmel Valley Road	17,200	18,580	E	35	2	2040/2000	20,090	21,640	E	30	2	2380/2000
Carmel Valley Road to Ocean Avenue	25,290	27,040	F	35	2-3	3000/2200	33,260	40,240	F	15	2-3	4430/2200
Ocean Avenue to Carpenter	31,030	31,030	D	29	4	2170/2500	37,880	44,920	F	19	4	3140/2500
Carpenter to State Route 68	42,200	42,200	C	55	4	2950/4000	55,080	65,210	E	35	4	4656/4000

*CRITERIA FOR LEVEL OF SERVICE (LOS) ON 2-LANE AND 4-LANE ROADS BASED ON VOLUME-TO-CAPACITY (V/C) RATIOS AND SPEED

LOS	2-Lane Road V/C Ratio Range	2-Lane Road Speed Range (MPH)	4-Lane Road V/C Ratio Range	4-Lane Road Speed Range (MPH)
B	0.20-0.45	50-55	0.30-0.50	Above 55
C	0.45-0.70	40-50	0.50-0.75	45-55
D	0.70-0.85	35-40	0.75-0.90	35-45
E	0.85-1.00	25-35	0.90-1.00	25-35
F	Over 1.00	Under 25	Over 1.00	Under 25

impracticability of adopting another system (e.g., a centralized depot outside the congested area) have hindered efforts to mitigate the problem. This logistical problem, as well as the narrowness of other downtown commercial streets, has made serious consideration of converting Ocean Avenue into a pedestrian mall (as called for in the 1973 General Plan) an impractical alternative.

Beach Traffic. During most of the year there is not enough vehicular traffic at the beach to cause severe congestion; but during the summer or on sunny weekends, there is noticeably serious congestion at the western terminus of Ocean Avenue at the top of the beach. During a July 4 weekend, there may be as many as 18,000 cars a day on Ocean Avenue below San Antonio. The segment of Ocean Avenue seaward of San Antonio has had the highest number of accidents, and the highest rate of accidents per traffic volume, of all mid block locations in Carmel. The parking at the Ocean Avenue beach lot and along Scenic Road is inadequate for these peak periods and causes intrusion of beach parkers into the nearby residential districts. The scenic qualities of a drive along Scenic Road encourage low speeds and only Scenic Road's one-way status keeps traffic moving at all times.

Tour Buses. Adding to the many pedestrians in the downtown area are the tour buses that bring in short term day visitors from outside the community. The number of tour buses that come to Carmel daily varies considerably. On peak days 150 to 200 tour buses may come to Carmel. On other days, 20-30 tour buses every two hours have been observed. Figure 2.1 illustrates the tour bus and designated truck route through Carmel. The tour buses are directed in a large loop pattern through the community entering Carmel at Carpenter Street from Highway 1, traveling through Carmel to Carmel Plaza along Junipero Avenue where the visitors disembark for a short time in the commercial area. When the buses are to pick up the visitors assembled at the point of departure (Carmel Plaza), the tour buses must travel around this loop pattern north along Highway 1 and reenter at Carpenter Street and follow the same route as originally traveled. This, in effect, doubles the tour bus traffic through Carmel (as well as doubling the incidents of the noise generated by them). All of the tour buses do not make a double loop through Carmel. Some buses wait at the point of arrival, in a small designated area at Carmel Plaza.

As an alternative to the continued routing of tour buses through Carmel in a loop pattern, the alternative of allowing parking along the east side of Sunset Center (Mission Street) has been considered. The overall number of tour bus trips through Carmel would be limited or reduced and the visitors would be dispersed into the central business district over a wider area, rather than one singular point at the Carmel Plaza. This alternative might reduce some of the potential pedestrian/auto incidents on those intersections in the immediate vicinity of the Carmel Plaza (Ocean/Mission, Ocean/San Carlos, 8th/Mission, and 8th/San Carlos). Potential negative effects of this alternative would be the loss of those auto parking spaces along Mission Street (a total of 34 on street spaces) resulting in inconvenience to the users of the Sunset Center, and also the location of tour bus parking near a residential area. This area fails to provide adequate space for bus parking during peak periods. A second alternative, and one which is supported by the General Plan Committee, is for the City to designate spaces outside of town for tour bus parking. This alternative should be explored as a long term solution.

Vehicular Pedestrian Conflicts/Safety. From 1974 to 1976, Carmel-by-the-Sea had the highest monthly number of injury and fatal traffic accidents of the 72 cities of similar size in the State of California. In this period, the City averaged 513 traffic accidents annually, of which one in ten accidents involved an injury. Other than the high volume of traffic that entered the City each day, these accident statistics could be attributed to excessive speed, limited sight distances, and lack of positive right of way assignment at numerous intersections.

To reduce the number of accidents and injuries, the City applied for and received funds from the State of California Department of Transportation in 1977 for a Specialized Traffic Enforcement Program (STEP). The installation of 224 additional stop signs throughout the community in conjunction with increased enforcement activity was successful, and in 1979 and 1980, the City averaged 378 traffic accidents annually. Table 2.3 indicates the traffic accident record for the period 1974 to 1980.

Resident Access to Downtown. The downtown congestion created by nonlocal traffic has contributed to a situation whereby residents find it undesirable and difficult to travel downtown for shopping or personal service related activities. The lack of parking facilities for residents also poses a constraint to downtown use. In addition to the land use policies which will promote residentially oriented businesses, the City should also explore policies that will improve parking for residents.

TABLE 2.3 TRAFFIC ACCIDENT RECORD FOR CARMEL, 1974 TO 1980

ACCIDENT	AVERAGE 1974-1976	1977	1978	1979	1980
Collision without injury	537	481	416	431	316
Collision with injury					
- Total	33	64	74	50	46
- Bicyclist	4	0	0	7	2
- Pedestrian	4	6	7	12	7

Source: City of Carmel Police Department, (1981)

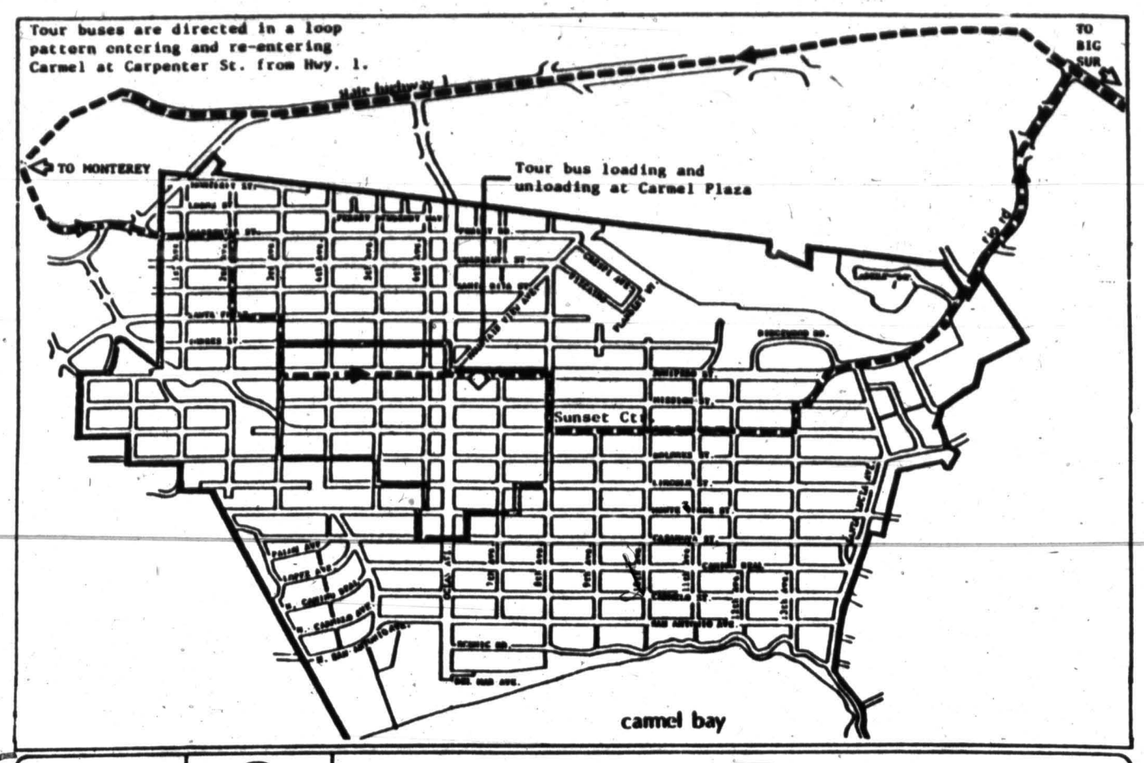

Tour buses are directed in a loop pattern entering and re-entering Carmel at Carpenter St. from Hwy. 1.
TO BIG SUR
TO MONTEREY
Tour bus loading and unloading at Carmel Plaza
Sunset Ctr.
carmel bay
Carmel-by-the-Sea
SCALE 1" = 1100'

FIGURE 2.1 TOUR BUS AND TRUCK ROUTE THROUGH CARMEL

PARKING. Whether to provide more parking capacity in Carmel is a policy issue which elicits diverse public response. Some residents are opposed to any more parking because they think more parking will attract more visitors. Others think that parking is a problem now that will continue and they favor reducing the parking problem by providing more parking opportunities.

The influx of all day parkers caused by the daily commuting population has caused problems on the fringe areas of the commercial district, and within the residential district. This problem is largely caused by the fact that the work force in the commercial district in the City does not reside within the City, and therefore, there is a daily commuting situation. This situation is compounded by the significant number of visitors that also visit Carmel for a day trip and also require parking.

The amount of parking to be provided is an important policy decision. "Parking cannot be treated as an isolated phenomena in city building and city management. Parking on the other hand, however, should be an expression of an extension of the way that the folk in the community feel about their community." (Harold Wise, a planning consultant, 1974.)

It is not possible or desirable to supply the total demand for parking within the City of Carmel either in terms of expense or in terms of the impact that the provisions of large amounts of parking would have upon the flavor and appearance of the community. It is a known fact that the provision of parking tends to encourage and not discourage the use of the automobile. Therefore, the community must decide what level of parking is appropriate for Carmel. An overall parking strategy for Carmel should give first priority consideration to other types of transportation (transit, carpools, pedestrian and bicycles, etc.) as preferable to the approach of just supplying more parking. In cases where provision of more parking is deemed appropriate, design and scale must be foremost considerations in order to preserve the character of Carmel.

Community Opinion on Parking. Several questions regarding traffic, circulation, parking, and public transportation were included in the 1982 General Plan Questionnaire. The following responses were received:

- 70.6 percent have trouble parking in downtown Carmel; 23.8 percent do not have trouble.
- 50.4 percent felt that both the City and the business community should finance parking in the business district; 22.1 percent feel just business should pay; 18.5 percent feel just the City should pay.
- 60 percent stated that neighborhood parking is not a problem; 36.9 percent stated it was a problem.
- 71.1 percent approved of a preferential parking program for residents within the residential area; 23.3 percent did not approve.
- 68.7 percent favored construction of a parking facility at the north end of the Sunset Community and Cultural Center; 24.9 percent did not favor such a facility.
- 51.4 percent thought the City should acquire more property for public parking; 33.8 percent were against this acquisition.

Parking Supply Off Street. In 1964, the City Council established minimum parking requirements for new buildings in the 47 acre commercial district. Although existing buildings were exempted, new buildings were required to provide one off street parking space for each 2,000 square feet of floor space. Hotels and motels were required to provide one space for each unit. In 1974, the requirements were doubled: one space for every 1,000 square feet. Developers unable to provide the required parking may pay an in lieu parking fee for each space they cannot provide. The fee increased from $4,500 in 1964 to a 1979 rate of $13,750 per space. The money goes into the City's In Lieu Parking Fund which is to be used only for the acquisition and development of off street parking in or near the commercial district. Commercial requirements are directly responsible for approximately 250 new off street parking spaces being developed over the last 15 years.

The number of off street parking spaces existing in 1979 was approximately 1300. It is estimated that hotel/motels make up 42 percent of that total; short term rental spaces make up another eight percent. The remainder is primarily reserved for patrons of specific business, (e.g., banks or for tenants of buildings and apartments). As noted below, the distribution of spaces has changed only slightly in seventeen years.

Year	Total	Hotel/Motel	Percent of Hotel/Motel
1962	1050	468	44
1979	1300	550	42

Failure of the City to require off street parking for new commercial development or for changes in business use that generate significant additional parking requirements has been identified as the principal cause of the current parking crisis and a contributor to the overcommercialization of Carmel. For example, one restaurant constructed on the site of a former residence in the commercial area was required to provide only two parking spaces to accommodate up to 77 customers and over eight employees.

New regulations for off street parking requirements should be enacted to ensure that adequate off street parking is provided for new commercial development and for certain changes in use that generate significant new parking

requirements. Where adequate on site parking cannot be provided, off site parking or adequate in lieu parking fees should be required. The Planning Commission should identify suitable sites for off street parking to be acquired and should prepare appropriate design guidelines for these sites. The City Council could then initiate action to obtain preliminary design drawings and estimated construction costs and could decide whether the project should be financed by in lieu fees, creation of a parking district, or eliminated from consideration because of costs or other factors.

Parking Supply On Street. A factor that is as critical as the total number of on street spaces is the number of time limited and time unlimited parking spaces. Because time limited spaces can accommodate more cars per day, over the last 25 years, the City has increased the number of such spaces both in absolute quantity and relative to the number of time unlimited spaces. In 1950, there were 333 time limited spaces out of a total of 706 (47 percent). The change between 1950 and 1974 is shown below.

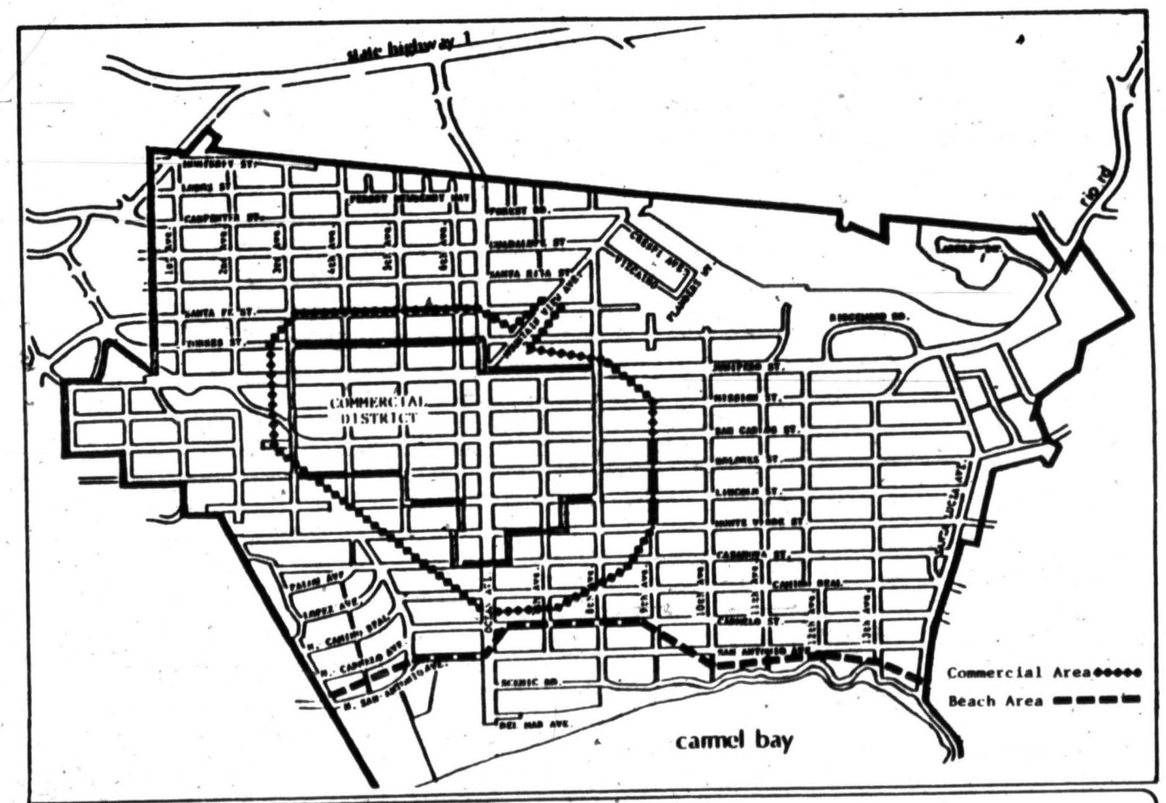
	Total Designated Spaces		Time Limited Spaces	
Year	Number	Percent Increases	Number	Percent Increases
1950	706	--	333	--
1962	792	12	416	25
1974	1116	40	798	92
		57		140

These numbers are based on marked spaces in the downtown and surrounding area. Since 1974, there has been an increase of approximately ten time limited spaces and the total number of on street spaces remains virtually unchanged.

Long Term Parking Use. Prior studies for the City have shown that only 11 percent of the 3400 persons employed in Carmel actually live in the City. Ridership statistics from Monterey-Salinas Transit indicate that less than six percent of these employees use the public transit system to get to work each day. Thus, at least 3000 Carmel workers rely on private automobiles to get to their work place daily. Assuming five percent of these 3000 employees carpool with other workers, approximately 2850 employee cars enter the City each day. This represents approximately 83.6 percent of the total work force and is nearly identical to the 83.9 percent derived in a 1968 poll of merchants.

The 2850 employee automobiles do not arrive and depart from the City at the same time. Night time commerce in Carmel, particularly among the labor intensive restaurant sector (approximately 90 businesses), helps to distribute workers throughout the day and many of the hotel/motel employees are able to park in the off street lots. A traffic survey in 1974, however, indicated that an excess of 1950 cars entered the commercial district before 10 a.m. each morning. Allowing for the number of new businesses since that time and the placement of the traffic counters during that survey, it is estimated that approximately 2000 employee automobiles presently park in or near the commercial district during the peak visitor hours of the day. A 1974 study found that two hour spaces were occupied on an average of 53 minutes by each car (close to a 1950 estimate of 51 minutes). One hour spaces were occupied on an average of 40 minutes by each car. The same survey found that a constant 13 percent of the short term spaces were occupied all day by individuals who moved their cars during the day.

Parking Intrusion Into the Residential District. Two factors contribute to heavy use of the residential area surrounding the commercial district for parking by nonresidents. First is the minimal number of long term parking spaces within the commercial district itself, which forces the all day parker into the surrounding areas. Second, the consistent use of short term spaces within the commercial district by employee all day parkers perpetuates the practice of visitors being forced to park in the commercial periphery. Figure 3.2 indicates the extent of this intrusion as estimated on both weekdays and weekends. The boundaries shown are nearly identical to an earlier study done in 1976 and show the persistence of this problem over time. An informal survey of approximately 50 visitors to Carmel during April, 1979 provided reinforcement for this pattern. Typically, visitors parked approximately three blocks from Ocean Avenue, with a slightly heavier concentration north of Ocean and east of Dolores.



Carmel-by-the-Sea | SCALE 1" = 1000'

FIGURE 2.2 AREAS OF PARKING INTRUSION INTO THE RESIDENTIAL DISTRICT

A different residential intrusion problem results from limited beach parking facilities and is similarly shown in Figure 2.2. On Ocean Avenue there are 124 spaces in the lot that extends from San Antonio down to the beach. Scenic Road has another 160 on street spaces at the present time, 30 of which will be lost when the Scenic Walkway is built. Even with this supply, the survey conducted in 1979 indicated intrusion within the boundaries shown. April is not a peak visitor month, however, and residents report a significantly heavier concentration on peak demand summer days.

Table 2.4 presents an illustration of the types and numbers of parking citations issued over the past few years indicating the increasing demand for parking in the downtown area. It should also be noted that there has been an increase in parking violation citations issued over the years due to increased enforcement activity by the City.

PUBLIC TRANSIT AND ALTERNATE MODES OF TRANSPORTATION IN CARMEL. The 1982 Community Questionnaire asked several questions about transit with the following responses.

- 53.6 percent opposed additional public transportation within Carmel; 39.6 percent favored additional public transportation.
- 72.1 percent believed public transportation services to and from Carmel are adequate; 18.2 percent did not believe these services were adequate.
- 63.7 percent do not use public transportation services; 23.1 percent use public transportation a few times a month; 5.9 percent use them one to four times a week; 4.4 percent use them five or more times a week.

It should be noted that respondents to the questionnaire are Carmel residents, who have answered the questions from the perspective of travel patterns of a resident. Many persons who use transit may also be employees in Carmel and they may not be residents. Therefore, an evaluation of the need for more transit must evaluate both resident serving and employee commute patterns.

The Monterey-Salinas Transit provides public transit service to Carmel. Two routes serve Carmel, Carmel Valley and Monterey all year while a third serves Monterey, Carmel and Big Sur only for the period from June to September. Figure 2.3 illustrates the existing Monterey-Salinas bus routes serving Carmel. This bus service provides transportation for segments of the population which do not have the use of a private automobile. The use of public transportation for those employed in Carmel helps to reduce the long term employee parking requirements in the downtown area.

A taxi service also provides local service in Carmel. For a community the size of Carmel a good taxi service is considered to be more practical and economically feasible than a minibus alternative. Over the years, there has not been much interest in minibus service in Carmel.

Use of van and carpooling also reduces the requirement for individual auto parking, but has limited success unless business owners participate as an equal partner with employee groups. Another factor which limits potential use of van and carpooling is the differing employment hours for many Carmel employees.

A concerted effort to accommodate alternate modes of transportation for Carmel employees should be pursued in the future to reduce overall traffic by employers, when appropriate. Informational programs sponsored by Monterey-Salinas Transit could prove valuable in coordinating employee efforts to increase transit ridership while utilization of car and van pooling would also reduce employee dependence on single occupancy autos.

HATTON CANYON PROJECT. The Hatton Canyon project, a replacement highway for Highway 1 east of Carmel, has been planned by both Monterey County and the State of California (CALTRANS) since 1956 to relieve traffic congestion along Highway 1. The north end of the project would connect with the terminus of the present highway at Carpenter Street, where an interchange has been recommended. Another interchange is proposed at Rio Road.

In early 1982, CALTRANS indicated that because of state highway project priorities and severe shortage of funding sources, the Hatton Canyon freeway could not be funded for at least 15 to 20 years. CALTRANS further indicated they are considering rescinding the Hatton Canyon project and disposing of the right of way. As an alternative, to relieve traffic congestion on Highway 1 between Carpenter Street and the Carmel River, widening of Highway 1 by one or more lanes has been considered. The Carmel City Council, as of April, 1982, adopted a position that "under no circumstances should the state consider selling off the right of way" for the project. In a previous position taken early in 1982, the City Council adopted a position in favor of widening Highway 1 between the mouth of Carmel Valley and the top of Carmel Hill, if the Hatton Canyon freeway is not constructed. At the same time, the Council requested CALTRANS to modify the project to less than CALTRANS freeway design standards so that the project would have fewer environmental impacts. This project, if constructed, would shift traffic east of the present Highway 1 and eventually might lessen the traffic on Ocean Avenue, near the easterly City limits (1982), but it might also increase traffic on Rio Road and Carpenter Street. The estimated cost of construction of the proposed four-lane, split level, 2.7 mile roadway through Hatton Canyon is approximately $17 million (in 1982 dollars). In January, 1983, CALTRANS opposed rescission of the Hatton Canyon route and recommended that environmental studies be prepared.

TABLE 2.4 PARKING VIOLATIONS AS AN INDICATOR OF PARKING DEMAND IN THE CITY OF CARMEL-BY-THE-SEA

	INFRACTION*	YEAR: 1974	1975	1976	1977	1978	1979	1980
Pedestrian Conflict	Parking on Sidewalk	54	114	69	106	129	163	138
	Parking in Crosswalk	158	171	258	185	123	165	211
Safety Hazard	Parking near Hydrant	17	24	27	28	34	67	61
	Double Parking	158	213	491	142	215	201	237
Loading Conflict	Parking in Loading Zone	496	545	1,130	1,648	2,142	1,646	1,697
Parking in Restricted Areas	Parking in Driveway	363	345	351	312	377	448	424
	Parking in Red Zone	490	452	658	500	620	988	776
	Parking in a No Parking Zone	338	346	382	432	774	781	1,605
Total Parking Demand	Overtime Parking	29,900	29,971	35,317	44,924	43,138	45,012	44,256
	Faulty Parking**	4,446	4,842	3,901	2,087	2,921	4,139	8,077
	Total Parking Violations	36,933	37,984	43,313	50,967	51,377	54,665	58,530
	(Annual Percent Change)		(+2.8)	(+14)	(+18)	(+0.8)	(+6.4)	(+7.1)

*INFRACTION refers to parking violations cited by the Carmel Police Department.

**Miscellaneous category that includes parking over lines, obstructing lanes, etc.

3. Housing Element

INTRODUCTION AND PURPOSE

Since 1969 State law has required a Housing Element as a mandatory element of the General Plan. In this period of time, the role of municipal government in local housing markets has changed considerably resulting in various revisions in Housing Element legislation. The latest interpretation of the Housing Element, AB 2853 (1980) states that

> "the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing".

The Housing Element of the Carmel-by-the-Sea General Plan identifies and analyzes the existing and projected housing needs and presents a statement of goals, policies, quantified objectives and programs for the preservation, improvement and provision of housing in the City. The Housing Element has been prepared in consultation with the Association of Monterey Bay Area Governments (AMBAG), and this element responds to issues raised in an AMBAG letter dated Aapril 6, 1983.

The Carmel-by-the-Sea Housing Element examines recent historical trends in its housing market, anticipated needs of Carmel residents, and proposes specific policies intended to guide City action during the coming years and to assure an adequate effort in attaining Carmel's goal of providing housing to all residents. This State mandated element, while intended to satisfy State Housing and Local Coastal Plan program requirements, is directed at Carmel and its needs are based on Carmel's predominantly residential character.

ISSUES OF LOCAL SIGNIFICANCE

The overriding issue expressed throughout all public meetings on the General

Plan was to maintain the predominantly residential character of Carmel. Other locally significant housing issues affecting Carmel include the following.

- Low and Moderate Income and Elderly Housing Needs. Providing affordable housing for residents who have low or moderate income or a fixed income is a community objective. In particular, meeting the housing needs of the elderly is important because Carmel has a large population over 65 years of age and because this is the group that is generally most directly affected by changes in the housing market.

- Second Food Preparation Area Units. The role of second food preparation area units in providing housing is an important issue. These units involve the conversion of room(s) or space(s) within an existing structure to accommodate an additional resident for the purpose of providing living quarters, usually at a reduced rent. The number of such units that is appropriate and the standards applicable to the units are factors in Carmel's housing market.

- Transient Rentals. The Carmel Local Coastal Plan states that Carmel faces "the dichotomy between preserving the residential character of Carmel while addressing the demand for low cost visitor facilities". Transient rentals are provided in the residential districts when residential units are rented out to nonresidents during portions of the year or when absentee owners rent their homes to others for periods of under 30 days during the summer months or other periods of the year.

GOALS, OBJECTIVES, POLICIES AND HOUSING PROGRAM: HOUSING ELEMENT

GOAL

G3-1. To protect and maintain the existing housing stock, to increase, based on the needs of residents, the housing supply; provide safe and affordable shelter for all social and economic segments of the community while maintaining the unique village character of the City.

OBJECTIVES

O3-1 Increase the housing supply in accordance with the needs of the residents of Carmel-by-the-Sea. Explore creative mechanisms to provide new housing opportunities, since the amount of vacant land for housing is limited.

O3-2. Expand and preserve housing opportunities for Carmel's low and moderate income people with special emphasis on providing adequate and affordable housing for Carmel's elderly residents.

O3-3. Promote decent, safe, and sanitary housing and maintain and enhance existing residential neighborhoods through the provision of adequate community facilities and services.

O3-4. Ensure the provision of housing opportunities to all persons regardless of income, age, race, ethnic background, religion, sex, family composition, or disability.

O3-5. Verify all utilities and services are available to support existing and future residential uses.

POLICIES AND HOUSING PROGRAM

Based on the housing alternatives presented in this element, the following are priorities of the City Housing Program. The focus of Carmel's housing program should be to maintain the existing affordable housing.

- Establishment of ordinance provisions permitting second food preparation area units by use permit in conformance with all appropriate building, safety and health codes to expand the supply of low and moderate income housing. Legalized units would be required to meet these code requirements, including zoning requirements or be removed at the owner's expense. Total units would not exceed the 550 maximum number which is in conformance with LCP policies.
- Expansion of programs that provide lower cost housing opportunities for the elderly in Carmel. Such programs would encourage provision of lower cost housing for established Carmel residents over persons from outside the community.

- Continuance of existing incentives to encourage development of residential units in the R-4 and other commercial zones in downtown Carmel.

The following policies are adopted by the City of Carmel-by-the-Sea as part of the Housing Element of the General Plan, including appropriate policies cited from Carmel's Local Coastal Program.

POLICIES RELATED TO AFFORDABLE HOUSING SUPPLY

P3-1. To fulfill the City's fair share housing obligation, establish ordinance provisions and use permit procedures to allow a combination of second food preparation areas, "granny housing" units and other public or private housing programs for lower income households that will provide the "adequate effort" calculated using Fair Share Housing Allocations (Table 3.5), not to exceed the maximum number allowed under the Land Use Plan of the Local Coastal Program.

P3-2. Maintain an inventory of approved second food preparation units and "granny housing" units to facilitate regular inspections and document their existence for fair share housing and Local Coastal Program purposes.

P3-3. Require owners of illegal second food preparation area units to correct any and all code deficiencies and file for a City Use Permit or remove the illegal unit at the owner's expense.

P3-4. Reserve sufficient water supply and wastewater disposal capacity based on allocations from the Monterey Peninsula Water Management District and the Carmel Sanitary District, to meet existing and future residential uses, including those housing units required for lower income housing needs.

P3-5. Make City owned and County owned lots acquired by reason of tax delinquencies available to developers or prospective owners who agree to provide housing on such lots for Carmel low and moderate income households.

P3-6. Provide assistance to non profit housing developers in acquiring sites and developing innovative, affordable housing, particularly for low and moderate income households.

P3-7. Provide incentives to developers of market rate housing who offer to build rental housing affordable to low and moderate income households.

P3-8. Give priority to proposals for low and moderate income housing over competing housing proposals when reviewing the disposition and potential uses of surplus public lands.

P3-9. Continue use of Rooming House Permits as a means of providing increased moderate income housing.

P3-10. Consider the continuing impacts of Land Use Plans and other policies on the ability of low and moderate income people to live in Carmel.

POLICIES RELATED TO PRESERVING THE HOUSING SUPPLY AND CHARACTER

P3-11. To preserve existing housing, prohibit encroachment of visitor oriented commercial uses in the R-1 zone, such as additional transient rentals, motel or hotel facilitiies, or retail facilities catering to short term visitors. (Related policies are included in the Land Use Element.)

P3-12. Require new residential development, including housing opportunities, in Carmel, for low and moderate income persons to contribute to maintaining a sense of the Carmel character by being of compatible size, scale, and design.

P3-13. Establish a housing conservation program which includes the following actions.

- Implement code enforcement programs which provide for inspections during initial construction and on a continuing basis.

- Strengthen enforcement of ordinances regulating deteriorated vacant housing units.

- Encourage the provision of technical assistance to homeowners, investor owners, and renters interested in self help rehabilitation to reduce housing costs.

- Encourage home maintenance assistance programs for lower income and older households.

P3-14. Encourage the use of public and private funding to assist in rehabilitation of housing in general and, specifically, housing affordable by low and moderate income households.

P3-15. Cooperate with and support efforts of the Monterey County Housing and Community Development Division and the County Housing Authority as the primary implementation agencies for facilitating the provision of assisted housing, rehabilitation loans, providing relocation assistance, and in promoting funding for and directing resources toward assistance to special needs groups (handicapped, elderly, female headed households, etc.).

P3-16. Prevent the conversion of apartments to visitor lodgings, condominiums or stock cooperatives.

P3-17. Require proposals for the conversion of residential uses to commercial use or proposals for demolition of residential units to be reviewed by the Planning Commission.

P3-18. Review and update this Housing Element yearly in order to account for changes in the housing market and to accommodate the latest information available through the U.S. Census.

SUPPORTING INFORMATION

HOUSING CHARACTERISTICS, SUPPLY AND MARKET

Housing Characteristics. Much of Carmel's housing stock can generally be considered older but well maintained. Carmel has the oldest housing stock of any locality in the region. There are 1178 units of the year round housing stock of 3124 units which were constructed prior to the year 1942 (AMBAG, 1983). The individualistic architectural styles have given Carmel its unique character - a unique living experience and a unique visual experience. It is a village in a forest; homes built on smaller lots with emphasis on the natural environment. Many of the homes that occupy Carmel's tree lined streets were constructed in the first half of this century but are well maintained enhancing the feeling of an established residential community.

Housing Supply. Carmel's year round housing supply, as provided in the 1980 U.S. Census, was 3124 dwelling units. On a regional basis, this is approximately seven percent of the Monterey Peninsula's and three percent of Monterey County's housing stock. Of those 3124 dwelling units, two facilities are considered specialized housing or "group quarters" (Carmel Mission and Carmel Inn for Seniors).

Single family dwellings represent the predominant type of housing in Carmel. In 1980, single family dwellings accounted for 90 percent or 2,816 units, while multifamily units accounted for the remaining 10 percent or 308 units.

While multifamily dwelling units only account for 10 percent of Carmel's housing, the 1980 Census indicates that 47 percent of the total number of dwelling units are renter occupied (53 percent are owner occupied). This fact illustrates that many of Carmel's single family dwelling units are renter occupied. Of the 564 housing units vacant at the time of the 1980 Census, at least 437 were "second homes" belonging to nonresident or absentee owners (primarily vacation or planned retirement housing). At least 14 percent of Carmel's housing stock is not permanently occupied.

The City of Carmel estimates that approximately 12 acres of land dedicated and zoned for residential use is currently (1982) available within the City limits. This land generally consists of individual lots or parcels spread throughout the residential area with little land available in large contiguous configurations. There are, however, areas within the City where a homeowner may own more than one lot or parcel of land with the residence situated on a portion of one or more lots. The remaining vacant land is maintained by the homeowner as open space. While it is not likely to occur, some owners may choose to sell the excess property. This property would represent one possibility for future housing development, providing all zoning provisions and development requirements are met.

VACANCY RATES. The Association of Monterey Bay Area Governments (AMBAG) considers an overall five percent vacancy rate of dwelling units to be a level which allows freedom of choice and mobility in the housing market, taking into account such market conditions as in and out resident migration, vacant for sale and vacant for rent units, and new construction. Excluding the number of "second homes" (437), Carmel, in 1980, had a vacancy rate of 4.1 percent, indicating limited housing availability. This is in part due to the finite available land within the City and its current built up development status (limited amount of vacant, residentially zoned land). Where demand for housing exceeds available supply (as one factor contributing to increased housing costs) within a community such as Carmel, housing prices will continue to rise. The desirability of residing in Carmel may also contribute to increased housing prices.

NEW HOUSING CONSTRUCTION. Construction of new housing units in Carmel has decreased over the past decade while the number of units undergoing remodeling or construction of additions has increased and remained at a high level over the past few years. Table 3.1 indicates the trends in residential construction in Carmel based on the number of permits issued through the City Building Inspector's Office. As Carmel's housing stock continues to age and available land for residential development decreases, remodeling/renovation can be expected to continue.

INCOME. Table 3.2 indicates the latest information available comparing 1980

and 1990 household income distribution estimates for Carmel. These figures indicate that 41.3 percent of households currently have either low or very low incomes (based on the county median income). While this percentage is not expected to change by 1990, the actual number of low income households would increase as the total number of households grow. This increase can be attributed to the expected continued reduction in the number of persons per household and the relatively stable total population size (see Population Characteristics discussion). The income distribution is based on reported income and may not necessarily include income from retirement, Social Security, assets or other benefit programs. In 1970, 60 percent of Carmel's families received income from wages or salaries, 20 percent from non farm self employment, one percent from farm self employment, 35 percent from Social Security, three percent from public assistance or welfare, and 73 percent received "other income" (such as pensions, rental income, dividends, and interest). These percentages indicate that most households have more than one source of income with a large number of these sources excluded from consideration in calculating income distribution. The amount of assets (such as homes) owned by the low income households are also not considered in the income definitions.

Additionally, the average household size in Carmel in 1980 was 1.83 persons per household, rather than the 2.85 persons per household in Monterey County (AMBAG, 1983). Although this is the comparison method recommended in the State planning guidelines (AMBAG, 1983), it may exaggerate the lower income levels in Carmel since smaller households would have smaller incomes. In actuality, Carmel's 1980 per capita income was $13,500 while the countywide per capita income was $7,642. Also, the median household income in Carmel was $18,607 whereas the countywide median household income was $17,661. This illustrates the problem of comparing income levels of diverse household sizes. The countywide median income calculation, therefore may overstate the actual

TABLE 3.1. TRENDS IN RESIDENTIAL CONSTRUCTION, RENOVATION AND DEMOLITION

YEAR	PERMITS ISSUED FOR NEW RES. UNITS (a)	ROOMING HOUSE UNITS	REMODEL & ADDITIONS	DEMOLITIONS	NET RESIDENTIAL DWELLING UNIT INCREASE (b)
1970	22	-	81	0	22
1971	38	-	117	10	28
1972	30	-	110	10	20
1973	35	-	91	4	31
1974	19	-	101	7	12
1975	20	5 (c)	109	4	16
1976	24	72	141	6	18
1977	10	64	136	4	6
1978	15	57	137	8	7
1979	12	51	106	6	6
1980	7	42	130	4	3
1981	15	62	133	6	9

(a) Includes both single and multifamily units.
(b) New residential units less demolitions.
(c) Rooming house permits issued for structures may include more that one boarder; permits must be reviewed annually.

Source: City of Carmel Building Inspectors Annual Reports, 1970-81.

percentage of low and very low income families in Carmel, since a significantly large portion of the Carmel population is retired, has other income and lives in smaller households.

POPULATION CHARACTERISTICS. Carmel's population has remained relatively stable over the past decade. Table 3.3 indicates a comparison of certain demographic characteristics for Carmel based on Census information obtained over the past 20 years. Table 3.4 illustrates that a large share (over 34 percent) of Carmel's population is age 62 or over and those over 65 (29.62 percent) are generally not considered part of the existing work force, characterizing many Carmel residents as older retired citizens.

Housing Market. Demand for residentially zoned and developable land in Carmel is relatively high, but the available supply is extremely limited as noted previously. The forces of supply and demand have contributed to a 352 percent rise in median housing costs in the decade from 1970 and 1980 (Table 3.2). The median selling price of a house in Carmel as of April 1980 was calculated at $156,000 and is estimated to be nearly $180,000 in 1982. Under conventional mortgage guidelines, few working people can afford these costs; therefore, Carmel's home buyers tend to be older people who have adequate funds from previous investments (e.g., homeowner equity) seeking the unique residential character and atmosphere for which Carmel is noted.

TABLE 3.2. COMPARISON OF INCOME DISTRIBUTION LEVELS FOR CARMEL, 1980 AND 1990

CATEGORY (a)	1980 (b) (ACTUAL) NUMBER	PERCENT	1990 (b) (PROJECTED) NUMBER	PERCENT
Very low	686	26.8	712	26.8
Other low	372	14.5	385	14.5
Subtotal	1058	41.3	1097	41.3
Moderate	430	16.8	446	16.8
Above Moderate	1072	41.9	1113	41.9
Total Households	2560	100.0%	2656	100.0%

(a) Very Low — 0 to 50 percent of Monterey County median income level of $17,661 ($0 to $8831).
Other Low — 50 to 80 percent of the median income level ($8832 to $14,129).
Moderate — 80 to 120 percent of the median income level (14,130 to $21,193).
Above Moderate — Above 120 percent of the median income level ($21,194 or more).

Source: (b) AMBAG, 1983.

Rental costs have also increased, but not as drastically as home purchasing costs. Rents increased an average of 38 percent between 1976 and 1980, with median contract rent in 1980 at $354 per month. Most of Carmel's 308 apartments are located in the 30 block downtown Carmel Commercial District.

As household size continues to decrease in Carmel as is true throughout the State, there is an increasing demand for dwelling units to house the population. This trend affects the number, type, size and cost of housing units required. In Carmel, one person households (1,156) account for 45 percent of all households in Carmel and nearly one half of those one person households are over age 65.

Existing Housing for Special Needs Groups. There are population groups within the society that are at a disadvantage in obtaining housing including large households, handicapped persons, elderly persons, female headed households, and farmworkers. With the exception of elderly persons and female headed households, few of these other special needs groups live in Carmel. Less than one percent of the population represent farmworkers or overcrowded households. There were 26 overcrowded dwelling units in 1980 (AMBAG, 1983). Only 3.3 percent of Carmel residents consider themselves handicapped, although the elderly citizen may require some special handicapped provisions. Female headed households account for approximately 46 percent of total households (1179 of 2560 total households in 1980). A female headed household is defined

TABLE 3.3. CITY OF CARMEL-BY-THE-SEA CENSUS COMPARISONS

	1960	1970	1976 (a)	1980
Total Population	4,580	4,525	4,756	4,707
Male Population	-	1,781	1,942	1,915
Female Population	-	2,744	2,814	2,792
Median Age	-	51.9	49.0	50.0
Ethnic Background				
Caucasian	-	4,439	4,613	4,479
Black	-	2	9	15
Asian	-	-	46	86
Spanish/Hispanic	-	-	35	106
All Other	-	84	45	21
Household Characteristics				
Total Households	2,242	2,263	2,491	2,560
Year Round Housing Units	2,649	2,820	2,987	3,124
Average Persons Per Household	-	1.9	1.9	1.83
Median Housing Unit Value	$23,300	$34,500	-	$155,900
Median Contract Rent (per month)	$97	$140	$256.19	$354

(a) Special middecade census conducted by Monterey County and the State Department of Finance.

Source: Carmel Planning Department, 1982
U.S. Census

TABLE 3.4. AGE DISTRIBUTION OF CARMEL RESIDENTS, 1980

AGE	TOTAL	PERCENT OF TOTAL POPULATION		MALE	FEMALE
Under 1	29	.62		16	13
1-2	36	.77		16	20
3-4	52	1.10		28	24
5	28	.59		16	12
6	13	.28		5	8
7-9	96	2.04		55	41
10-13	139	2.95		65	74
14	45	.96	14.88	14	31
15	56	1.19		33	23
16	41	.87		16	25
17	48	1.02		21	27
18	43	.91		18	25
19	37	.79		20	17
20	37	.79		19	18
21	43	.91		21	22
22-24	156	3.31	11.34	64	92
25-29	335	7.12		142	193
30-34	390	8.29	18.58	191	199
35-44	493	10.47		222	271
45-54	471	10.00		189	282
55-59	350	7.44	20.92	130	220
60-61	164	3.48		65	99
62-64	211	4.48		87	124
65-74	730	15.51	34.1	267	463
75-84	513	10.90		161	352
85+	151	3.21		34	117
TOTAL	4,707	100.00%		1,915	2,792
PERCENT OF TOTAL POPULATION	100%	-		40.7%	59.3%

Source: U.S. Census
Carmel Planning Department (1982)

as a woman, 16 years or older, who occupies a dwelling unit as either a renter or owner and who either lives alone (a one person household) or lives with another adult who is not her spouse or lives with related children under 18 years old, but has no husband present in the household.

Many of Carmel's residents are elderly, on fixed incomes and increasingly unable to meet Carmel's rising housing costs. The special needs of these residents include close proximity to available retail goods and personal services, transportation, and personal safety and security. In addition, it is noted that homeowners who are elderly tend to own their houses outright and are extremely reluctant to leave their homes even though maintenance and rising utility costs make this type of living situation increasingly expensive.

In an effort to meet these needs of the elderly, an independent nonprofit organization maintains 21 elderly household units in the downtown Carmel business district. Monthly rent for these 21 units range from $80 to $175, substantially below the $354 median apartment rent for unassisted households in Carmel.

Transient Rentals. As illustrated by the large number of second homes in

Carmel (437 in 1980), seasonal vacationers have a significant impact on Carmel's housing market. This number was derived from a count of vacant year round housing units. There is no count of second homes in the U.S. Census. According to AMBAG, only 329 of the 437 units might correctly be called second units because the owner reported that his/her usual place of residence was elsewhere and that this unit was being "held for occasional use". In addition to these second homes, Carmel has over 900 hotel and motel units which also serve vacationers and visitors. These units remain an important part of Carmel's economy by providing an estimated 22 percent of Carmel's operating budget (LCP, 1981). An ordinance (82-1) adopted in 1982 bans conversion of these units into timeshare units, thereby assuring that these motel and hotel units will continue to be available as visitor serving facilities and remain competitively priced with other facilities in the area.

Second homes comprise a large number (437) of the housing units and fall into two categories: vacation homes which are only occupied by the owners on weekends or during vacation periods and vacation homes which are rented a portion of the year but are reserved by the owners for certain periods for vacations. Transient rentals of single family dwellings have occurred in many of the second homes. Often these absentee owners occupy the home for a brief period and then rent them out, usually through a local real estate agent, for the remainder of the year. Many of the homes were purchased with the idea of renting them on a transient basis until the owner was able to retire and occupy them on a permanent basis. Others have purchased with the sole intent of covering costs through renting and then selling as a result of a rise in property values. In 1982, the City passed legislation to curtail the rental of homes for less than 30 days. Transient rental of housing tends to increase property values and adds to an already expensive housing market.

FUTURE HOUSING NEEDS

Projected Housing Units. AMBAG is in the process of preparing the Revised Regional Housing Needs Report for 1990. This report will be a available in the summer of 1983 and there will be a ninety day review period in which Carmel and other jurisdictions can comment on the report. The following data, which is presented in future housing needs and fair share housing, was obtained from AMBAG and constitutes preliminary statistics. The final statistics will not be available until the Revised Housing Needs Report is published (AMBAG, 1983). AMBAG will project housing needs for cities within its jurisdiction over a ten year period from 1980 to 1990, in order to meet AMBAG's regional plan to distribute each locality's appropriate share of low and moderate income housing. The legal provisions for AMBAG's 1990 estimate of housing needs and the distributions of those estimates to jurisdictions are found under Article 10.6 of the California Government Code.

For Carmel, a total of 3,225, or a net addition of 101 dwelling units, are projected to 1990 from the base year of 1980. This projection is based on the construction of one unit for each new household projected (96) and a five percent vacancy factor (5). It is anticipated that these additional units will be developed over the coming years based on market forces and new construction as allowed by Carmel's ordinances.

As previously noted in the discussion of the existing housing market, Carmel's median housing unit value of $155,900 (U.S. Census, 1980) indicates a shortage of residences affordable to working people. To provide more affordable housing, development of the remaining residential land in the City primarily should consist of units which are below the median value in cost or rental. In addition, higher priced multiple family units tend to increase the speculative value of adjacent properties, artifically increasing the cost of the surrounding residences.

"Fair Share" Housing in Carmel

LEGISLATIVE BACKGROUND. The concept of appropriate share or "fair share" is based on a California Supreme Court decision which holds that a jurisdiction enacting housing development regulations must consider regional housing needs. Jurisdictions must, through their housing legislation, show a "...good faith diligent effort..." toward providing housing opportunities to households at all income levels. The range of housing opportunities found in Carmel should approximate those found in the region (Monterey and Santa Cruz counties) as a whole.

FAIR SHARE CALCULATIONS FOR CARMEL. According to AMBAG's 1976 comparison of Carmel's range of housing opportunities with those found in the region, Carmel had fewer housing opportunities for lower income households than were found in the overall region (32 percent for Carmel compared to 40 percent countywide). In 1980, however, the percentage of lower income households in Carmel was 41.3 percent of all households, the same percent as the region. In order to match housing opportunities in the region, Carmel must demonstrate adequate effort to implement action programs by 1990 to provide housing opportunities for lower income households which are overpaying for housing.

Table 3.5 shows the manner in which AMBAG calculated Carmel's "Fair Share" total, based upon Monterey County housing statistics. Paying over 35 percent of household income for housing is generally considered overpayment for housing by lending institutions and governmental agencies: therefore, it was estimated that by 1990 about 45 percent or 497 of the estimated 1,097 lower income households might be overpaying for housing. In order to demonstrate an adequate effort in providing its fair share of the regional housing need, Carmel should assist 25 percent of the 497 households who are anticipated to be overpaying for housing (unmet housing needs). This percentage figure amounts to 124 households by 1990.

TABLE 3.5. 1990 FAIR SHARE HOUSING CALCULATION FOR CARMEL

DESCRIPTION		CALCULATION
A.	Total Carmel households in 1990	2,656
B.	Lower income households in 1990	x .413
		1,097
C.	Number of lower income households estimated to be paying over 25 percent of income for housing (45 percent of lower income households)	1,097 x .45 497
D.	Percentage considered "adequate effort" (25 percent of C.)	497 x .25
E.	Households requiring demonstration of "adequate effort"	124
F.	Households currently assisted:	124
	- Carmel Foundation units	- 21
	- Section 8 units	- 5
G.	Lower income households needing assistance from local housing programs by 1990.	98

Source: AMBAG, 1983.

In the 1982 General Plan Questionnaire, 54.7 percent of the respondents agreed that the City should explore means of providing housing for low income residents, 41.7 percent disagreed, and 3.4 percent gave no response. There are two programs currently in existence in Carmel that address the housing need of low income households; the 21 units provided by a nonprofit organization and five units of Section 8 housing, thereby reducing the "adequate effort" housing total of 98 additional lower income housing opportunities by 1990.

Housing Alternatives. The housing planning implication of this very modest forecast for growth in lower income households is that Carmel's housing program needs to be primarily oriented towards maintaining the affordability of Carmel's existing affordable housing and much less toward the new construction of assisted or low income housing. There are several alternative methods available to help meet the overall housing need and Carmel's "Fair Share" low and moderate income housing allocation. In developing this General Plan, several alternatives were considered. A brief evaluation of these alternatives is provided. Some alternatives are more appropriate for Carmel than others and the policies in this element reflect the alternatives considered to be appropriate at this time. These include alternatives: 1) second food preparation areas in existing structures; 2) addition or separate structure on an existing single family lot; 3) shared housing opportunities; 4) additional assisted housing units (public and private); 5) residential units in commercial areas, and 6) long term conversion of motel units in the R-1 zone to low and moderate income housing opportunities.

The potential for added housing opportunities must be tempered to a certain degree by the availability of community resources. As indicated previously, the amount of land available in Carmel for residential use is extremely limited; Carmel is largeiy a built-up community. Another limiting factor is the amount of water available over the next several years. As indicated in the Open Space/Conservation/Scenic Highway Element, Carmel is limited in its available water supply; it has reached over 93 percent of its total allocation from the Monterey Peninsula Water Management District and the Cal-Am Water Company. This may be one of the primary determinants in any land development in Carmel in the coming years.

1) SECOND FOOD PREPARATION AREAS. A second food preparation area unit is a living arrangement whereby existing space on the premises of a single family residence has been transformed into a secondary living area. Many of these in Carmel are very basic; they are converted garages, sheds, workshops or visitor houses that have a toilet and sink and use a hot plate for cooking. Other units are more elaborate, but no accurate accounting of second food preparation areas exists in the City of Carmel currently. Because they are illegal under existing zoning ordinances (1981), they are not subject to City inspection. Current estimates by the Planning Department indicate there may be as many as 200-300 second food preparation units existing illegally in Carmel.

These secondary units provide one source of affordable housing for low and moderate income households including the elderly. There may be as many as 150 senior citizens who reside in these illegal second food preparation areas, according to available estimates (LCP, 1981). Although official estimates from Monterey County place substandard housing numbers at 150 (1980), these second food preparation areas may represent additional units that do not meet building, health or safety codes. Only minimal improvements are generally made to second food preparation area units to avoid detection by City officials.

Within the 200-300 illegal second food preparation units there are probably many that meet various code requirements except the zoning requirements of the R-1 (Single Family Residential) zone. These fairly standard units could probably be legalized without high costs and could provide needed low cost units. The costs associated with legalizing these units would be minimal and would probably consist of whatever inspection fees the City would require to assure various code compliance. Many of the units, however, have numerous other code deficiencies besides not meeting zoning requirements. Upgrading of the remaining substandard units to meet all code requirements could price some of them out of the low and moderate income range; however, these requirements are important to protect the health, safety, and welfare of the residents of these units.

The Local Coastal Program (LCP) Land Use Plan adopted in 1981 addresses the second food preparation area units by stating that these "second units including cooking facilities within the R-1 District shall be required to provide housing to low and moderate income persons, retention and construction and rental of such units shall be regulated by the City and up to 550 units (total) permitted" (LCP, p. VI-18). These second food preparation area units are one method available to the City in meeting the County "fair share" allocation by 1985, although not the only method. As part of the process of developing this plan, the General Plan Committee recommended a phased approach. The first phase would be to legalize, under use permit procedures, 146 existing second food preparation areas, specifically to fulfill the City's space share housing requirements described herein. The second phase, would be to allow more second food preparation units if they meet code requirements and are needed for housing opportunities of Carmel residents or seniors, but in no case shall the 550 number in the Local Coastal Plan be exceeded. The 1982 General Plan Questionnaire, indicates that 71.5 percent of the respondents support allowing such units in single family dwellings while 25.2 percent were opposed and 3.1 percent declined to answer.

The following criteria should be considered in preparing ordinance provisions and use permit findings for the establishment of second food preparation units.

a. That the number of such units on a lot be limited to one.

b. That the issuance of a use permit would not cause such units to exceed the number allowable under the Land Use Plan of the Local Coastal Plan.

c. That the owner agree to appropriate and reasonable inspections of the property involved.

d. That the neighborhood's single family residential district appearance will not be unduly altered.

e. That the owner agrees to abide by the conditions of the use permit with procedures for the termination of the permit if a violation has been committed.

f. That the property involved is owner occupied and a condition of the use permit will involve returning the property to a single family use if the property owner no longer resides on the property involved.

g. That the standard block involved will not contain more second food preparation areas than would equal 40 percent of the lots in that block. Additional findings to be made by the Board of Adjustments in order to approve more than three per block.

h. That the second food preparation areas are found to be in accordance with Sectionn 1350.51 of the Zoning Code and that the building is capable of being returned to single family use upon sale or when no longer occupied by the property owner.

i. That the owner occupant of the property has agreed to charge no more than the area's fair market rent.

j. That the property involved in the use permit is to be retrofitted for low use water fixtures.

k. That the property involved in the use permit is served by single

utility meters.

1. That the following other criteria be considered, including use, low or middle income, tenant or owner, age or handicapped.

m. That not more than two persons are proposed to reside in such units for rental purposes.

2) ADDITIONS TO EXISTING STRUCTURES OR SEPARATE STRUCTURES ON EXISTING SINGLE FAMILY LOTS. The 1981 California Legislature enacted SB 1160 (Government Code Section 65852.1) that would permit a city to issue a zoning ordinance variance, special use permit, or conditional use permit for a dwelling unit to be constructed, or attached to, a primary residence on land zoned for a single family residence, if the dwelling is intended for the sole occupancy of an adult or adults who have reached age 60 and the area of floor space of the dwelling does not exceed 640 square feet. The law does not require that the units be for relatives.

Cities and counties have the right to permit a second unit on a property zoned for single family residences regardless of the particular characteristics of the unit or the tenant (such as age) under general zoning law. This law now allows the variance process to be utilized, in cases where the occupant(s) meet the age criteria and square footage requirements specified in the law.

This "granny housing", as it is often referred to, is another way in which many communities could address their housing need. It should be noted, however, that in Carmel, many of the lots do not exceed 4,000 square feet with rear yard property line setbacks of only three feet. This provision of the existing zoning ordinance severely limits the potential for construction of these "granny housing" units on Carmel's older or smaller lots. Larger lots along Carmel's boundaries and in the unincorporated county areas, within the Sphere of Influence do have the potential to allow additional units.

The following criteria should be considered in preparing ordinance provisions and use permit findings for the establishment of "granny housing" units.

a. That the unit be located on a site 6,000 square feet or greater in area.

b. That the unit be used for the purpose of a second dwelling unit for no more than two persons, at least one of whom must be above age 60.

c. That the unit not exceed 640 square feet in area.

Regulating these units to assure compliance with age restrictions specified in this law may include the following enforcement possibilities.

- Evaluate compliance only when complaint is registered.
- Require certification of occupancy on a 1 to 3 year basis.
- Design an audit program involving periodic site visits (this may require additional staffing for the Carmel Building Inspection Department).

California law (SB 1960) states that a city or county "shall not prohibit the installation of mobile homes certified under the National Mobile Home Construction and Safety Standards of 1974 on a foundation system, pursuant to Section 18551 of the Health and Safety Code on lots zoned for single family dwellings" (Government Code Section 65852.3). This law applies to mobile homes constructed and/or purchased after October 1976 and may be subject to siting standards established by a city. The Carmel zoning ordinance does not prohibit mobile homes on individual lots in Carmel (Griggs, 1982).

3) SHARED HOUSING OPPORTUNITIES. In Carmel, there may be many low or moderate income households, particularly for the elderly, who may not be able to afford to live by themselves, but by sharing costs with another person may have the opportunity to remain in their single family home. To this end, non profit organizations have from time to time provided services to Carmel's elderly that would match seniors who need housing with those that have available housing. Although this program of sharing/matching is a possibility, experience has shown that many seniors are reluctant to share housing with other seniors based on varying lifestyles, individual living patterns, and needs.

4) OPPORTUNITIES FOR ASSISTED HOUSING. Nonprofit organizations provide valuable services in providing housing for elderly Carmel residents. Consideration of expansion of these services should be given by the City in efforts to increase low and moderate income housing opportunities for the elderly. Table 3.4 clearly indicates the large number of persons approaching retirement age in addition to those elderly already living but not working in Carmel. This increasing age phenomenon is expected to continue in the coming years where approximately half of Carmel's population is over age 50.

City owned lands for which a particular land use has not been determined may provide sites for housing and other opportunities such as public facilities. These lots used for multiple purposes may serve more than a single function and provide needed housing for low and moderate or elderly households.

The City previously considered a project of this type at Dolores and Fifth where the City might construct a public parking lot under units of elderly housing which could be administered by the City or through a non profit organization. Further consideration of this idea is appropriate.

Another prospect for use of publicly owned lands would involve the use of surplus school properties (declared surplus as a result of declining enrollments) as sites for low and moderate housing. Use of these sites (e.g., Woods School) may be marginally appropriate for elderly housing due to the distance to the retail commercial core and other downtown services, but could be considered for use as low and moderate income housing for younger Carmel citizens; those who would live in Carmel were it not for the high housing costs and currently are forced to live elsewhere in more affordable housing.

5) RESIDENTIAL DEVELOPMENT IN COMMERCIAL AREAS. Current City policy encourages development of residential units in the commercial areas of Carmel by various means. These include the following.

A. 2.75 blocks in the northeast corner of the commercial district have been rezoned from C-2 to R-4 in order to encourage apartment and resident serving commercial uses:

   - easing parking requirements for new apartments in the R-4 zone,
   - increasing allowable densities for new apartments in the R-4, and
   - reserving second floor space exclusively for apartments in the R-4 zone.

B. Reserving second floor space for offices or apartments in the commercial district.

C. Offering incentives for developing apartments instead of hotels or condominiums in the C-1-S and C-1-L zones, including the use permit process in allowing six apartments instead of four on a 4,000 square foot lot on the second floor.

6) LONG RANGE CONVERSION OF MOTEL UNITS IN R-1 RESIDENTIAL ZONE TO LOW AND MODERATE OR ELDERLY HOUSING OPPORTUNITIES. Carmel has 136 hotel and motel units in the R-1 zone that might be considered for long range conversion to low and moderate income or elderly housing units in efforts to increase such housing opportunities. This alternative would require further evaluation of allowed number of units and development of appropriate zone regulations. This type of conversion should be considered only if consistent with Coastal Act policies which require the provision of visitor serving facilities, including accommodations.

4. Sociocultural and Public Facilities Element

INTRODUCTION AND PURPOSE

The presence of a Sociocultural Element in the General Plan indicates the strong cultural heritage which prevails in Carmel. As stated by a Carmel resident and Director of Carmel's Sunset Community and Cultural Center, "The facts do show that it is the cultural history and activities of a community that prevail in their own time as well as for the future...The local resident has a particular advantage in living in the center of such apparent vitality. While they may not have the choice of as many programs as in a larger community, there is selection available and usually in any given week - a film, musical presentation, or art show is offered...Certainly a visitor to Carmel is eager to view the natural beauty of the area, but may stay to participate in the cultural programs...At a time when Federal and State subsidies are dwindling for many organizations, it is the obligation of the community to support the various endeavors that make our City unique" (Tyler, 1982).

The Sociocultural and Public Facilities Element addresses social and cultural activities and the need for public service facilities within Carmel and its surrounding environment. This element has been organized to address both sociocultural issues and facilities and also general municipal facilities and services.

ISSUES OF LOCAL SIGNIFICANCE

Community discussions identified the need for the General Plan to recognize and emphasize the additional social, cultural and semi public facilities which contribute to the uniqueness of Carmel's environment including the Sunset Community and Cultural Center, the Harrison Memorial Library, Forest Theatre, Post Office and City Hall. Other issues identified during the initial public meetings focused on the adequacy of various facilities and whether their current locations were appropriate to serve the entire community and adequate in terms of required space.

GOALS, OBJECTIVES, AND POLICIES: SOCIOCULTURAL AND PUBLIC FACILITIES ELEMENT

GOAL

G4-1. To recognize the unique sociocultural philosophy and activities in the community which contribute to Carmel's uniqueness; to provide a full and adequate range of public and quasipublic community facilities, a consistently high level of public services, and high quality of public works to ensure each resident the opportunity to enjoy a safe, healthful and attractive residential environment; to create community identity and maintain public buildings and grounds that exemplify the highest standards for the entire community.

OBJECTIVES

O4-1. Cooperate with other governmental agencies and private organizations in providing adequate local facilities for the fulfillment of the cultural needs of the community.

O4-2. Encourage appropriate levels of public services and facilities to adequately serve the current and future needs of the community, including police and fire protection, refuse and sanitary disposal services, building safety and public utility services.

O4-3. Maintain all public services and facilities in an efficient and economical manner.

O4-4. Establish and maintain a five year Capital Improvement Program as per state law.

POLICIES

P4-1. Promote and assist in the maintenance of the Sunset Community and Cultural Center to provide adequate facilities for town meetings and events related to governmental, social, recreational, and cultural activities.

P4-2. Maintain the Harrison Memorial Library's present level of service to the residents of Carmel and surrounding areas. This may entail user fees for non Carmel residents.

P4-3. Actively pursue the opportunity for the Harrison Memorial Library to cooperate with other library systems in Monterey County to improve levels of service, including participation in a computerized tie in system with the Monterey system.

P4-4. Recognize both the functional and social contribution of the Post Office and continue to support the Post Office in its present location as the community's first choice, or at another downtown location, as a second choice.

P4-5. Continue to utilize the existing City Hall building; consider expanding the building, but such expansion should still retain the charm of the present building; relocate departments to other locations, as necessary.

P4-6. Study the possible need for purchasing, leasing, and/or constructing adequate additional facilities to meet the space needs of the Police Department (i.e., animal control facilities, parking, etc.).

P4-7. Maintain an awareness of community concerns regarding personal safety: develop through the Police and Fire Departments the appropriate actions necessary to improve public protection.

P4-8. Maintain a written mutual response agreement between the Carmel Fire Department and surrounding agencies and strive to improve the department's ISO insurance rating through available manpower and resources.

P4-9. Coordinate with the Carmel Unified School District to make available all public school facilities (including playgrounds, athletic fields, gymnasiums, swimming pool, classrooms, shops, auditoriums, and special purpose rooms) for recreation, adult education, and other community programs, in conformance with state guidelines. Expand available recreational opportunities as a cooperative effort.

P4-10. Continue to maintain the City's designated park and open space land in a manner that will assure continued use by residents and visitors. (See also the Open Space, Conservation, and Scenic Highways Element.)

P4-11. Establish a yearly review by the Planning Commission of the Capital Improvement Program.

P4-12. Endorse and support by all appropriate means the Carmel Sanitary District's Project to construct an influent pump that will at all times preclude influent from being pumped into the Carmel River and Bay.

P4-13. Develop and maintain a current list of property suitable for acquisition by the City for public purposes such as housing, parking, public facilities, parks and open space. Property shall be grouped by priority based on current needs, location, applicable zoning, and other factors.

P4-14. Provide funding for land acquisition through the budget process. Enact by ordinance standardized procedures for all land acquisitions to include the degree and method of public participation in the acquisition process.

SUPPORTING INFORMATION

SOCIOCULTURAL AND OTHER PUBLIC FACILITIES

Carmel's primary social and cultural facilties are the Sunset Community and Cultural Center, Harrison Memorial Library, and the Forest Theatre. Two other facilities, City Hall and the Post Office, have both functional and social significance in the community and both function as informal places where people meet. These facilities are discussed below.

Sunset Community and Cultural Center. The Sunset Community and Cultural Center is the Forum, the gathering place, of Carmel. The Center sponsors nationally recognized cultural events including the Carmel Bach Festival, the Monterey County Symphony, the Carmel Festival of Dance, world famous artists and dance groups from Europe and the Far East. It also sponsors diverse local serving activities and in 1981 offered over 1300 single activities. The Center offers extensive opportunities for cultural enrichment and serves as a focal point of discernments in the arts. The center is used from early morning until late at night an active evening of classes and theater production will have as many as a thousand people on the premises (Tyler, 1982).

Originally this facility at 9th Avenue and San Carlos Street was a "two room school house" constructed in 1906. In late 1931, additional classrooms and an auditorium were built. It served as a school until June 30, 1965, when it was abandoned as a school and began operating as the present day Sunset Community and Cultural Center. It is owned and operated by the City. Facilities at the Sunset Cultural Center include several rooms for classes, a 733 seat auditorium, library annex, and offices for several cultural organizations. A parking lot is also available for public use. Studies were conducted in 1976 and 1977 about the possibility of locating a recreation facility at the Sunset Center including a covered pool, gymnasium, handball and racquet ball courts. However, no plans were finalized at that time.

There is currently an area located directly north of the Sunset Center used for occasionally for a softball diamond and most of the time as an unpaved parking lot. This area, considered underutilized, has been mentioned over the years for various uses including the relocation of the post office from its current downtown location and a potential site for a multistory parking garage. This "north field of Sunset" may provide a site to address a number of issues within the City of Carmel. (See also the Land Use and Circulation Elements.)

Harrison Memorial Library. The Harrison Memorial Library is an important cultural landmark in Carmel. Harrison Memorial Library is located on Ocean Avenue at Lincoln Street and serves Carmel and areas within the unincorporated areas of Monterey County, as well as the entire Monterey Peninsula. There are approximately 14,500 card holders currently (1982) at the Harrison Memorial Library with 4,500 being residents of Carmel and about 10,000 card holders from the unincorporated areas or other Monterey County cities. The Harrison Memorial Library is a facility independent of the Monterey County Library system but cooperates with them in providing services to the public. The City library in Monterey and the County library in Carmel Valley are the other libraries closest to Carmel.

The facility was initially constructed in 1927, and a major expansion occurred in 1949. The current building houses about 80,000 volumes including over 5,600 reference volumes. A small library annex exists in the Sunset Community and Cultural Center for processing, book repair and some storage. One of the changes in library facilities likely to occur involves construction of an annex of between 8,000 and 8,700 square feet on City owned property on the west side of Lincoln Street between 5th and 6th Avenues. The proposed annex is planned to contain five departments from the crowded, existing facility: children's books, technical services (including receiving and processing), special collections, a meeting room, and administrative offices. A parking facility is being planned in the lower portion of the Harrison Memorial Annex. The parking facility will provide public restrooms and will implement Local Coastal Plan Policy VI-13-F.

Forest Theatre. The Forest Theater, California's first outdoor theatre, was founded in 1910. The theatre provides six hundred seats outdoors as well as a 60 seat indoor facility. On its stage Shakespeare's dramas and plays and pageants by Californian and local playwrights were performed. Almost all the townspeople took part in these productions of the Western Drama Association and Forest Theater Society in its earlier years. The Forest Theater has been lauded as a great contribution to the development of dramatic arts in California by San Francisco and Los Angeles critics.

City Hall. The City Hall exemplifies the charm identified with Carmel. The building, identified simply by a wooden sign, is surrounded by mature trees and serves as a local meeting place. The existing City Hall is located on the east side of Monte Verde Street between Ocean Avenue and 7th Avenue. The original structure was used as a church (constructed in 1921) with major alterations made in 1950 by M.J. Murphy, a local builder, for the purpose of housing City offices. The main hall, now used as the Council Chambers, was once the nave and chancel of the church. Other additions have been made to the structure so that it now houses the City Administrator, Building, Planning, and Finance Departments. The other City departments are located in separate buildings elsewhere in the City. The location of City Hall and preservation of the current building has been an important community issue over the years. The present facility is too small to contain all city departments. Some people favor developing City Hall at a new location with a larger, more efficient layout. Others prefer to keep City Hall at its present location. No formal plans are currently being considered for the relocation or replacement of the existing City Hall. However, expansion and interior remodeling is planned to increase available space. Based on community input, this General Plan recommends the policy that City Hall remain in its present location, that some minor expansion occur in keeping with the building style, and that departments be relocated elsewhere, if necessary.

Post Office. The Post Office serves as a focal point in Carmel. Carmel has post office boxes rather than home delivery. Walking to or going to the Post Office daily is an important social, as well as a functional activity for Carmel residents. The Carmel Post Office is a 15,000 square foot building located at Dolores Street and Fifth Avenue and has served the City since 1962. A ten year extension of the building lease, which was to expire in 1987, was negotiated in late 1982.

In 1962, preliminary talks began on the prospect of locating the postal facility at the Sunset Community and Cultural Center with underground parking, however, by 1975 the plans failed to materialize. Subsequently, a postal facility was constructed at Carmel Rancho Shopping Center. The postal facility at 3845 Via Nova Marie, Carmel Rancho, at the mouth of Carmel Valley, is not within walking distance for most people in the city and does not meet the needs of Carmel.

Postal service representatives indicate that a community the size of Carmel needs a facility of at least 10,000 to 12,000 square feet. The Postal Service, if it found an appropriate site, could construct a facility in excess of Carmel's zoning requirements since it is not bound by local zoning regulations. At the present time, however, the Postal Service intends to continue its lease arrangement with the building in downtown. The issue of relocating the Post Office has been raised numerous times. Based on community input, this plan establishes the policy that Carmel supports continuence of the Post Office at its present downtown location as the community's first choice and location of the facility at another downtown location as its second choice. The community does not support location of the postal facility out of the downtown.

PARKS AND RECREATION FACILITIES

Combined with the designated public facilities in Carmel, the City exceeds the standards in most categories set by the California Outdoor Recreation Resources Plan (1974). The City has an extensive park and community facility system which includes the following:

- the 21.5 acre public beach and six municipal parks (including the undeveloped Picadilly site) totaling another 40.1 acres;
- tennis courts with two playing surfaces;
- Forest Hill Park, site of the children's playground and senior citizens outdoor recreation center;
- Forest Theatre with a 600 seat outdoor cultural facility and a 60 seat indoor theatre;
- Devendorf Park, a heavily used, formal landscaped open space on the eastern edge of the commercial district; and
- thirty wooded acres for hiking at Mission Trail Park.

In addition, the Sunset Community and Cultural Center houses a gymnasium. Nearby, Carmel Unified School District facilities (Woods School scheduled for closing, River School and Carmel High School) also have public recreation facilities. In addition to these facilities, the Carmel Youth Center helps fill the need of Carmel's young people, and Carmel Mission manages a Little League baseball diamond within the City limits and provides a playground for students of the Mission's parochial school.

Figure 4.1 identifies the location of public facilities and parks within the existing Carmel city limits. Devendorf Park, Forest Hill Park, Picadilly, Park, Mission Trails Park, and most of the beach area are also shown on Figure 4.1. Other semipublic social and cultural facilities include local churches, the Carmel Foundation, Boy Scout and Girl Scout Houses, Womens Club, Masonic Temple, American Red Cross, and the Carmel Art Association Gallery. Park and recreation facilities are also discussed in the Open Space, Conservation, and Scenic Highway Element.

SERVICES

The police station/corporation yard, fire station, and local schools are the main public services facilities in Carmel and the surrounding area (see Figure 4-1). City Hall and the Post Office are also important service facilities, and were discussed in sociocultural facilities. Other facilities include public restrooms and the wastewater treatment plant. There are additional special service districts with various facilities outside of the City limits but serving the surrounding unincorporated areas. These services are briefly discussed below.

Police Station/Public Works/Corporation Yard. The Carmel-by-the-Sea Police Department is located at 4th Avenue and Junipero Avenue. The relatively new facility is located adjacent to the Public Works Department and the Carmel Youth Center (4th Avenue/Torres Street). Although the facility was constructed in 1967, internal remodeling is required and scheduled for 1982-83 fiscal year to increase available space due to increase in staffing since original construction. In addition, current parking for patrol vehicles and facilities for animal control (space for cages) on site is considered

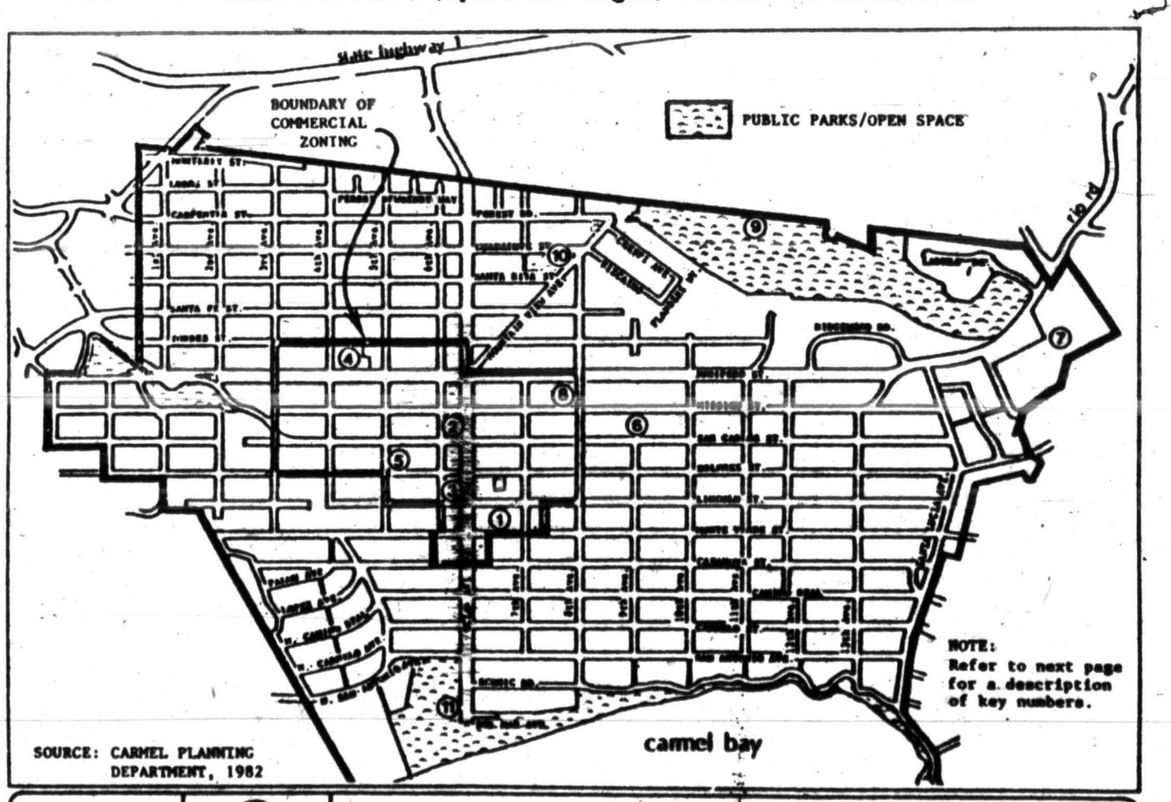


FIGURE 4.1 LOCATION OF PUBLIC FACILITIES AND PUBLIC PARKS/OPEN SPACE IN CARMEL-BY-THE-SEA, 1982

inadequate for existing and projected use, as well as inadequate parking and storage facilities for City owned vehicles associated with maintenance of the urban forest and public works projects.

Fire Station. The Carmel fire station, located on the south side of 6th Avenue between Mission and San Carlos Streets, was constructed in 1937. Automatic service is provided by the City fire department to any fire within the one square mile City boundary. The department also has mutual assistance agreements with surrounding Monterey Peninsula communities. The fire department also staffs an ambulance for the American Red Cross.

Fire protection service levels can be measured by the number of companies or the manpower that can reach a fire within a given time. The size and location of a fire station should respect average travel time and travel distance criteria. The Insurance Service Office (ISO) considers actual fire losses and

travel time for a two mile radius to establish the rating for a city. The rating received by a city substantially affects the insurance premiums which property owners must pay. Carmel-by-the-Sea is presently rated a Class 5 city; the best possible rating is 1, and the lowest is 10.

Schools. There are no public schools located within the existing City limits of Carmel, but several are nearby. The area is served by the Carmel Unified School District (CUSD). The schools include the Carmel High School, just east of Highway 1, with grades 9 through 12 and Carmel Middle School, on Carmel Valley Road, with grades 6 through 8. Woods School to the north of the city limits, River School to the south of the City limits, and Carmelo School on Carmel Valley Road are public elementary schools. A private elementary school is located at the Carmel Mission.

Projections for enrollment for the district indicate continuing decline, at least for the next few years. Table 4.1 presents a summary of past, existing, and projected enrollment through 1986 for the district. Based on those declining enrollments, two of the elementary schools (Carmelo School and the Woods School) were closed in late 1982. The possibility exists at some future date for the closing of one of the secondary schools; should enrollments continue to decline. Carmel Middle School, at some cost, can easily be expanded into a high school at a future date.

Public Restrooms. Consistent with the City's Local Coastal Program (LCP), the City shall continue to provide restrooms for visitors. The City presently provides beach area public restrooms at the foot of Ocean Avenue (see Figure 4-1). These facilities are occasionally insufficient to meet peak demand, and the beach area restrooms are supplemented with portable facilities during peak use periods. Additional restrooms are proposed as part of parking facilities below the Harrison Memorial Library expansion to satisfy the LCP policy of more public restrooms in the commercial district.

Wastewater Disposal Facilities. The Carmel Sanitary District (CSD) operates a sewage treatment plant near the mouth of the Carmel River. It is a secondary treatment plant with an extended outfall depositing treated effluent into the ocean. The City presently coordinates with the Carmel Sanitary District, the County of Monterey and other public agencies concerning the status and impact of future development on the water quality of the Carmel Bay. As of April, 1983, the district has a residual capacity to provide wastewater treatment for approximately 500 undeveloped residential units within the current district boundaries, excluding the one third of capacity provided by contract to the Pebble Beach Community Service District. This residential capacity assumes an average of 2.35 persons per residential unit. A planned improvement project will include construction of an influent pump station that will preclude influent from being pumped into the Carmel River Bay (which has frequently occurred during winter storms), but will not increase the total capacity of the treatment plant.

TABLE 4.1. TOTAL ENROLLMENT IN CUSD FACILITIES, EXISTING AND PROJECTED

SCHOOL YEAR	ENROLLMENT	NUMBER CHANGE	PRESENT DECLINE FROM PREVIOUS PERIOD
1974-75	3174	-	-
1980-81	2442	-732	-23.1%
1981-82	2377*	- 65	- 2.7%
1982-83	2270	-107	- 4.5%
1983-84	2163	-107	- 4.7%
1984-85	2027	-136	- 6.3%
1985-86	1918	-109	- 5.4%

Source: Robert Zampatti, Business Manager, CUSD, 1982.
* Actual enrollment, Fall, 1981.

The Carmel Bay is not under the direct planning purview of the City, but this coordinative role is an appropriate response for the City. Carmel Bay is designated an Area of Special Biological Significance (ASBS) and listed in the publication, Areas of Special Biological Significance, California State Water Resources Control Board, July, 1976). The City continues to seek to establish an area near the Sanitary District for use by Public Works and the Forestry Division for storage of materials necessary to maintain the City's public roadways and urban forest.

Other Public Agencies and Special Service Districts.

The following are several of the special service districts which affect the Carmel area and specifically the Carmel Sphere of Influence.

- Monterey Bay Unified Air Pollution Control District
- Monterey Peninsula Airport District
- County Service Area (CSA) #1 - Carmel Point
- County Service Area (CSA) #19 - Carmel Meadows #6 and 7
- County Service Area (CSA) #23 - Carmel Rancho #1, 2, and 3
- County Service Area (CSA) #30 - Rancho Mar Monte #1, 2, and 3
- County Service Area (CSA) #34 - Rancho Rio Vista and Carmel Knolls #1-4
- County Service Area (CSA) #39 (portion) - Del Monte Fairways, Josselyn Canyon and Aguajito
- County Service Area (CSA) #43 - Carmel Unincorporated (provides contractual fire protection)
- County Service Area (CSA) #47 - Carmel Views #1-4, Mar Vista
- County Service Area (CSA) #50 - Rio Way, Tract #2
- County Service Area (CSA) #51 - High Meadows #1, 2
- Carmel Highlands Fire Protection District (small portion)
- Monterey Peninsula Garbage and Refuse Disposal District
- Monterey County Flood Control and Water Conservation District - Zone 11
- Monterey Peninsula Water Management District
- Monterey Peninsula Regional Park District
- Carmel Sanitary District

Many of these districts have overlapping jurisdictions. (For a detailed discussion and maps illustrating the boundaries of the service districts, refer to Monterey County Inventory of Local Agencies, Local Agency Formation Commission, January, 1982.)

5. Significant Buildings Element

INTRODUCTION AND PURPOSE

The unique character and historical development of Carmel which can trace its origins to the establishment of the California Spanish Missions in the 1770s is reflected in many of Carmel's existing buildings. Although not required by California State Law pertaining to General Plans, this Significant Buildings Element has been included in the General Plan because there are buildings within the overall community that have local and national significance.

This element will examine historic preservation issues and offer alternatives and policies as a basis for future historic and/or architectural preservation.

It is important to note at the outset that this Significant Buildings Element does not name those individual buildings or structures that should be on a significant buildings list, but rather, examines those criteria and/or establishes policies by which specific buildings or structures may be so designated and/or preserved. This element may cite representative examples of Carmel's historic, architectural, and cultural heritage, but is not intended to be an inventory of potentially significant buildings. A Significant Building Survey for the City of Carmel-by-the-Sea (January, 1979) is available at the Carmel City Hall but this inventory does not represent any official policy of the City and is available as a data source only.

ISSUES OF LOCAL SIGNIFICANCE

While there are many buildings or structures in Carmel that have been inventoried and could be considered eligible for a local list of significant buildings, there are several issues of local significance that will directly affect the number of and manner in which local significant buildings are designated and maintained. Specifically these issues include the following items.

- Should the designation of significant buildings apply only to certain commerical structures since designating residential structures as significant buildings could lead to the potential for increased traffic in residential areas, damage to individual properties, and violation of privacy.
- Should certain nonconforming commercial structures be designated as significant buildings to allow such structures to be reconstructed, if necessary, in a manner consistent with the original building regardless of the existing zoning regulations (square footage, setbacks, etc.)
- The tradeoffs between a voluntary program and a mandatory program and the issue of the effectiveness of a voluntary program allowing building owners to participate at their discretion.
- Preservation of the charm and character of Ocean Avenue (see also the Land Use Element).
- The respective roles of the private and public sector in building preservation.
- The fact that with a voluntary program or no program, certain buildings could be leased or altered.

GOALS, OBJECTIVES, AND POLICIES: SIGNIFICANT BUILDINGS ELEMENT

GOAL

G5-1. To promote voluntary identification and preservation of structures and sites that represent the historical and cultural heritage of Carmel-by-the-Sea.

OBJECTIVES

O5-1. Develop a comprehensive approach to maintenance and preservation of the City's significant buildings, promoting voluntary efforts and funding sources from both the public and private sectors.

O5-2. Focus the designation of buildings on commercial uses and limit the total number of designated buildings to those that are particularly significant.

O5-3. Encourage property owner awareness of the significant buildings in Carmel and preservation techniques.

POLICIES

P5-1. Designate the Planning Commission as the City's Significant and Historical Building Preservation Committee and establish review procedures for the committee by ordinance; review procedures may include use permit or other review requirements.

P5-2. Establish criteria to be considered by the Planning Commission when designating structures and locations as being significant. The criteria established should accomplish these objectives: mandatory requirements for certain commercial uses primarily given to nonconforming commercial structures which could not otherwise be reconstructed should they be damaged or destroyed; voluntary requirements for residential property including the flexibility to be removed from the list; requirements for documentation of significant status such as filing of as built plans; and other criteria discussed in this paper as deemed appropriate.

P5-3. Based on the criteria established, the Planning Commission shall develop and maintain an inventory of commercial buildings, areas, and sites of historic or architectural significance. Residential structures shall be included at the option of homeowners.

P5-4. Promote community resource programs, conducted through the Harrison Memorial Library, Sunset Community and Cultural Center, or other community facilities, which provide information and incentives on structural restoration and rehabilitation, including potential private and public funding sources.

P5-5. Establish a policy as part of the significant building program which requests that prior to issuance of a building or construction permit, any proposed new or renovated structure adjacent to a designated significant building shall be reviewed by the Planning Commission to assure that the new or renovated structure is compatible with the architectural and historical integrity of the significant building.

P5-6. Offer incentives to private development groups to prevent premature destruction of sites and to encourage the productive use of all buildings preserved, preferably through private ownership.

P5-7. Maintain a list of experts on restoration and preservation to be consulted as needed by the Planning Commission and others.

P5-8. Further evaluate the need and appropriateness of establishing an Historic District within the Zoning Ordinance when several individual significant buildings are concentrated along streets, within several blocks or are separated from other lesser significant buildings by natural or manmade features; ensure that any historic zoning regulations provide appropriate standards, code requirements, and owner incentives and that such provisions do not discourage restoration.

P5-9. Cooperate and coordinate City historical preservation activities with local preservation groups, citizen groups, archaeological, historical, and other appropriate organizations.

P5-10. For buildings of considerable architectural or historical significance, initiate steps to protect these structures through either local, state, or federal historic place and landmark status.

P5-11. Continue to preserve the character and village charm of Ocean Avenue and evaluate the need to designate certain buildings on Ocean Avenue as significant buildings.

P5-12. The City shall annually review the policies for preservation of significant buildings, specifically to evaluate whether the voluntary program is effective in terms of preserving Carmel's character, and whether the criteria are still appropriate; continue to review the activities of other communities in the area and evaluate the public and private measures and alternatives as described in this element.

SUPPORTING INFORMATION

CHARACTER AND FUNCTION OF SIGNIFICANT BUILDINGS. Much of Carmel's character comes from its small, intimate village atmosphere. Besides being seen, its character can be sensed. It can be felt as pleasant openness or a well organized closeness; a variety of building placements and types; good architectural design; and an established urban forest. Many of Carmel's historic and significant buildings remain economically viable today; either because of the commercial activities in the downtown area or because the residential buildings are still in use throughout the community. Carmel does not have large areas of undeveloped land available for construction, so each older structure in Carmel takes an added significance; preserving the past while maintaining its usefulness today.

IDENTIFIED HISTORIC SITES. Two Carmel area sites are currently listed in the National Register of Historic Places: Carmel Mission, Rio Road (date of inclusion 10-15-66) in Carmel and the Robinson Jeffers House, 26304 Ocean View Avenue (date of inclusion 10-10-75) located outside the City at Carmel Point. In addition, the Carmel Mission is a designated California Historical Landmark.

FACTORS AFFECTING SIGNIFICANT BUILDINGS DESIGNATIONS. Significant buildings cannot be considered in isolation. Renovation of a building must be economically feasible. The old should relate to the new, not only in architectural character, but also in their compatibility of uses on adjacent properties. A basic concern is how the preservation effort relates to community planning objectives and to issues of overall community appearance. Buildings worth saving may be put to productive use, and should not be withdrawn from the mainstream of community life for only a few to appreciate as isolated objects of architectural or historical curiosity. Additionally, the location of significant buildings is important. For example designation of occupied residential structures as significant buildings may contribute to a homeowner's lack of privacy and an influx of visitors in the residential areas. Therefore, the City's program will focus on commercial buildings but residential structures may also be designated at the option of the homeowner.

LOCAL HISTORIC PRESERVATION PROGRAM. The need for effective local historic preservation planning and programs is apparent. Private organizations have attempted to fill the void, but lack the resources to be effective. Only a few individual programs have been created for preserving historic sites. Without detracting in any way from the valuable efforts of private organization (County Historical Society), local government agencies can develop and coordinate a program for historic conservation. Notable structures and places are rooted in local communities; and relatively few are of State or National significance from either an architectural or an historic point of view. Also, most of the tools to accomplish preservation must be either developed or applied locally. Therefore, historic preservation can be viewed as a matter of local public concern.

Public Sector Measures. Specific public sector historical preservation tools include existing zoning codes, historic district zoning, review commissions, scenic easements, property tax policies and land acquisition. As the City combines to address this issue over the environs, it may want to consider some of these measures.

If properly applied, conventional zoning can offer some protection to historic areas. Matters normally covered in the Carmel Zoning Ordinance (such as conditional uses, variances, density, building height, lot coverage, etc.) could have an influence on the character of an area. Historic districts should be identified on the basis of a comprehensive survey of historic and architectural resources. A major feature of such districts is the establishment of particular architectural controls and codes, and the creation of a review board to administer them. The Planning Commission may serve as the review board.

The purpose of a scenic easement is to prevent exterior alterations detrimental to the original architectural design. A public body may acquire, through purchase, condemnation, or perhaps donation, an easement over the facade of the building which would prevent the owner from altering the exterior appearance of the building without approval. Tax incentives could take several forms; assessment or rate reduction, assessment or rate freeze, temporary exemption, refund, and complete exemption, among others. The intent is to encourage the owner to restore and preserve his building by offsetting some of his expenses with some type of tax relief.

A final public option to preserve selected important buildings and sites is direct acquisition either by purchase or by condemnation. This should be considered when acquisition of a structure is the only chance remaining to save a truly outstanding building. Discussion on public acquisition must be based not only on the architectural and historic merit of the structure, but also on the potential for productive use.

Private Sector Measures. Preservation measures which may be employed by community members include acquisition for private use, establishment of a revolving fund, and private recognition. The City should provide these measures to property owners in the community.

Private sources can assist by finding appropriate new uses for historic structures. There are numerous examples where private organizations or individuals have purchased and restored buildings for their own use. Possible uses include club headquarters, professional offices, and home occupation uses.

Some private organizations raise funds to purchase and restore historic structures, maintaining a revolving fund for these philanthropic purposes. Once acquired, they rent or resell (usually with deed restrictions to protect the exterior appearance of the structure), with proceeds returned to the fund to be applied to other structures. In some instances, the City may also participate in funding of structure acquisitions.

A final type of private effort gets into the realm of friendly persuasion. Frequently, local historical associations will try to educate owners about the historical architectural values of the structure. The association places a distinctive marker on the structure to signify its importance if the owner agrees to a certain standard of maintenance. If the owner fails to meet this standard, the plaque is removed. This is more an educational technique than an effective tool to accomplish preservation objectives.

CRITERIA FOR SIGNIFICANT BUILDING DESIGNATION. There are several sources available which offer criteria for designating architecturally or historically significant buildings.

National Criteria. The National Register of Historic Places is the official list of the nation's cultural resources worthy of preservation. The following criteria are used in evaluating and determining the eligibility of properties for listing in the National Register: the quality of significance in American history, architecture, archaeology, and culture present in the district, site, building or structure; and objects of state and local importance that possess integrity of location, design setting, materials, workmanship, feeling, and association.

Additional designation criteria involves evaluating properties associated with events or persons who have made a significant contribution to the broad patterns of our history; structures which embody the distinctive characteristics of a type period, method of construction, or that represent the work of a master, possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction; or locations that have yielded, or may be likely to yield, information important to prehistory or history.

State Criteria. To be eligible as an official state historical landmark, a site must be of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other values. If a site is primarily of local interest, it may be registered as a point of interest if so recommended by a county board of supervisors and approved by the State Historical Resources Commission.

Local Criteria. The City presently does not have official procedures or criteria for designating structures and locations as being significant. This plan recommends that the Planning Commission be given the responsibility to review preservation activities based on criteria to be established. These criteria should provide requirements for certain commercial uses, primarily nonconforming commercial structures which could not otherwise be reconstructed should they be damaged or destroyed. The criteria should also consider voluntary requirements for preserving residential property, including the flexibility to be removed from the list, and requirements for documentation of significant status, such as the filing of as built plans, are some of the other objectives which should be accomplished by these criteria.

6. Open Space/Conservation/ Scenic Highways Element

INTRODUCTION AND PURPOSE

The State of California Planning and Zoning Law requires counties and cities to prepare and adopt Open Space, Conservation, and Scenic Highway Elements as part of their General Plans. The purpose of these elements is to assess the available resources, inventory private and publicly owned open space land, determine the appropriateness of designating scenic highways or routes within the local community and to develop goals and policies relating to each. The City of Carmel-by-the-Sea has chosen to combine the Open Space, Conservation and Scenic Highway Element into this single element as permitted by the California General Plan Guidelines.

ISSUES OF LOCAL SIGNIFICANCE

Several issues of local significance were identified during initial public input meetings conducted by the General Plan Committee. These issues include:

OPEN SPACE

- Amount and location of publicly owned open space.
- The adequacy of the current Land Acquisition Policy and List to meet the needs of Carmel.
- Access to and along Carmel's beach; compliance with Local Coastal Plan policies and implementation measures.

CONSERVATION

- Water consumption.
- Conservation, maintenance and expansion of the Urban Forest within Carmel.
- Beach/bluff erosion and conservation; methods to restore and improve Carmel's beach front and protection of its bluffs,
- Preserve air quality in Carmel

SCENIC HIGHWAYS

- Local designation of streets/roads as scenic routes significant to Carmel.
- Support Monterey County's Policies of the Scenic Highway Element regarding Highway 1.

GOALS, OBJECTIVES, AND POLICIES

GOAL

G6-1. To protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence; to conserve Carmel's available water sources; and to protect scenic routes and corridors.

OBJECTIVES

06-1. To meet needs that have been identified, utilize acquired parcels within the community for the benefit of Carmel residents.

06-2. To protect Carmel's available water resources through conservation techniques and direct involvement on regional water policies including cooperation with the Monterey Peninsula Water Management District (MPWMD) and the Cal-Am Water Company.

06-3. Participate in an overall program for water conservation in conjunction with the Water Management District's year 2000 allocation including residential and commercial development.

06-4. To protect, conserve and enhance designated open space, the urban forest, beach and shoreline, the sensitive habitats and the hillside areas.

06-5. To preserve and protect areas within its jurisdiction which due to their outstanding aesthetic quality, historical value, or wildlife habitats, should be maintained in permanent open space; provide a geographically balanced mosaic of open space which would enhance the quality of life; and acquired areas would be be left in natural state or landscaped for aesthetic and/or wildlife purposes.

06-6. Encourage the full utilization and opportunities within permanent open space areas for such uses as pedestrian paths and scenic viewpoints that would provide for public enjoyment of these areas.

06-7. Endeavor to maintain and preserve the beach and dunes in a manner that will ensure its availability for public use and enjoyment in conformance with the adopted Carmel Beach Plan.

06-8. Provide park and recreational facilities adequate in extent, and where possible, conveniently located to serve all residents of the community.

06-9. Develop, preserve and enhance areas of scenic interest and determine methods to protect key scenic corridors and routes.

06-10. Recognize and designate, where appropriate, scenic routes in the unincorporated portions of Monterey County (but within Carmel's Sphere of Influence).

POLICIES

Open Space

P6-1. Conduct an annual review of City owned lands at the time of budget review; such review shall be by a joint session of the Planning Commission and City Council; the review shall be to evaluate uses and needs and then consider the desirability of acquisitions and/or dispositions of land.

P6-2. Reestablish acquistion priorities and prepare and maintain a list of such land based on need before obtaining other parcels or properties within the Carmel City limits and surrounding environs.

P6-3. Implement the policies and specific plans of the Guide to the Management of Carmel's Forest, Parks, and Beaches (1981).

P6-4. Implement the Scenic Walkway Plan as adopted in February, 1979, and post pedestrian easements to improve shoreline access. (This implements the Local Coastal Plan.)

P6-5. Establish a Beach Related District for the purpose of providing a method of review and control for private property which is adjacent to public beachlands to ensure the development of private property is compatible with public enjoyment of the beach as a coastal resource. (This implements the Local Coastal Plan.)

P6-6. Establish a Park/Open Space Vicinity District for the purpose of ensuring that development of private property is compatible with the enjoyment of the park and open space reserve. (This implements the Local Coastal Plan.)

P6-7. Adopt and reinforce other policies and recommendations established as part of the Local Coastal Program Land Use Plan, Section VI - Existing and Recommended Policies by Coastal Act Issue Groups (p. VI-16 to VI-19, except Housing which is discussed elsewhere.)

Conservation

WATER RESOURCES

P6-8. Monitor efforts of the Carmel Sanitary District and other cooperating agencies in the development of a non potable water reclamation (recycling) program in order to conserve available potable water resources; participate in any reallocation of water after implementation of the reclamation program.

P6-9. Institute additional conservation measures now to assure compliance under existing allocation limits; for example, require restaurants to serve water by request only.

P6-10. Consider adopting ordinances which will impose penalties for non essential water uses.

P6-11. Establish priorities of water use in the event that a reduction of water consumption is required. Give highest consideration to residential uses and lots of record above other types of uses in the event that reducing consumption is ordered by the Water Management District.

P6-12. Retrofit commercial and residential land uses with conservation devices. Encourage existing motels and hotels to retrofit water conserving devices in each unit/room.

P6-13. Participate in water conservation program as developed by the Cal-Am Water Company and the MPWMD.

P6-14. Assist and support efforts to develop a strong formal joint water plan between the Carmel Sanitary District, Monterey Peninsula Water Management District and the Monterey Regional Water Pollution Control Agency.

OTHER RESOURCES

P6-15. Establish an overlay zone and use permit procedure for archaeologically significant areas. Require all major building and construction within the potential archaeologically significant zone to have a use permit from the City of Carmel. (This implements specific Local Coastal Plan policies.)

P6-16. Submit the permit application from such developments to the archaeological clearinghouse as designated by the State Historical preservation office.

P6-17. Should any lot be found to contain significant archaeological resources, condition the use permit to require mitigation of any development impacts on the resource. To ensure adequate mitigation follow the standard procedures adopted by the Coastal Commission.

P6-18. Review land use and transportation actions to determine air quality impacts and ensure that air quality is preserved.

Scenic Highways

P6-19. Support the State and County designated Scenic Highways and related policies, wherever it appears in the best interest of Carmel to do so.

P6-20. Designate the following routes as "Local Scenic Routes" within the city limits in order to preserve them: Junipero Street (from 1st Avenue to Rio Road) and Scenic Road (from 8th Avenue to southern city limits). In keeping with Carmel's residential character, designation will not include any signs identifying the routes as local scenic routes.

SUPPORTING INFORMATION

OPEN SPACE

EXISTING CITY OWNED OPEN SPACE. Several areas and blocks are reserved for park and open space purposes. Table 6.1 lists the existing publicly designated open space in Carmel. Nearly all the parks in Carmel are presently developed to serve the purpose of passive recreation. Figure 6.1 illustrates the location of existing open space areas in Carmel. These open spaces generally fall within the two City zoning designations, P-1 and P-2. These zoning designations regulate uses and protect their status as City open space.

TABLE 6.1 CARMEL-BY-THE-SEA RECREATION FACILITIES/OPEN SPACE, 1982

	FACILITY	ACREAGE	FACILITIES/USE	CITY ZONING DESIGNATION
1.	Carmel Beach	21.5	Swimming, picnicking, other beach related activities.	P-1
2.	Mission Trail	35.0	(Nature walks, jogging	P-1
	Park/Arboretum	1.3	picnicking, bicycling.)	P-1
3.	Forest Hill Park	2.4	Natural area, shuffle board, club house, horse-shoe pits, par course physical fitness trail, children's playground, tennis courts, restrooms.	P-2
4.	Devendorf Park	.6	Picnic.	P-2
5.	Picadilly Park	.09	Open space, benches.	C-1-C
6.	Landscaping and Mini Parks	66.9	(33 percent of all streets.)	---

Source: Carmel LCP, 1981, Table 8; Guide to Management of Carmel's Forests, Parks and Beaches, 1981, pp iv-25--36.

CARMEL'S URBAN FOREST. Table 6.2 summarizes the increase in the overall urban forest on both private and publicly owned property as of 1979.

FORESTRY MANAGEMENT PLAN. This plan establishes criteria for the preservation of the health of all of the City owned trees and foliage within Carmel and specifies techniques for cutting, planting and other aspects of a proper maintenance schedule. Part of this plan is the continuous inventory of all trees, including those on private property. The inventory illustrates that

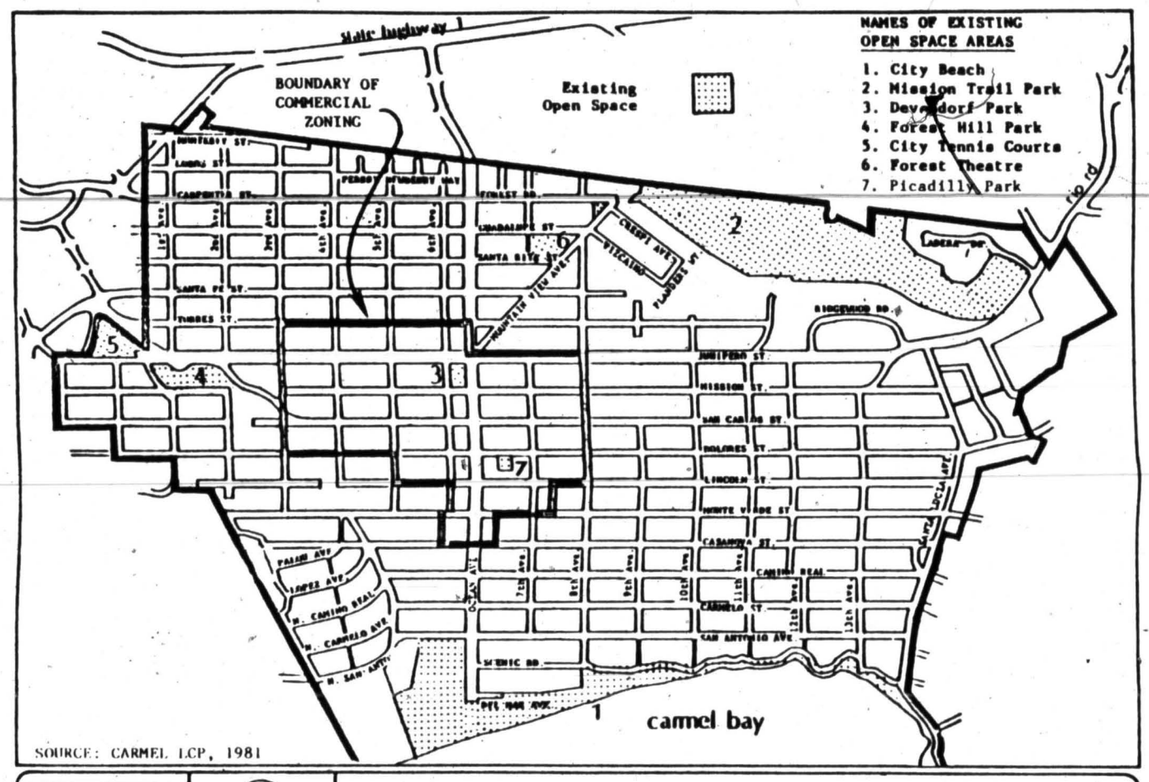


FIGURE 6.1 EXISTING OPEN SPACE

despite the development which has occurred in Carmel over this past decade (1970-80) the supply of trees has not been adversely affected, but has been improved with younger, more vigorous members of the same species. As noted in the Forestry Management Plan, the City Forestry Division plants on an average of over five hundred trees per year.

TABLE 6.2 NUMBER OF PUBLIC PLUS PRIVATE TREES IN CARMEL'S URBAN FOREST

DIAMETER CLASS	YEAR PINE 71-74	PINE 76-79	OAK 71-74	OAK 76-79	OTHER 71-74	OTHER 76-79	TOTAL 71-74	TOTAL 76-79
2-6"	1528	1323	2367	2934	4826	6749	8721	11006
7-12"	1404	1193	3898	3990	2419	1745	7721	6928
13-18"	1855	1611	2180	2168	670	531	4705	4310
19-24"	1599	1639	321	461	249	313	2169	2413
25-30"	995	1160	66	60	154	204	1215	1424
31-36"	469	627	25	4	88	140	582	771
37-42"	142	242	9	3	50	65	201	310
43"+	89	121	8	0	66	130	163	251
Total	8081	7916	8874	9620	8522	9877	25477	27413
+ or -		-165		+746		+1355		+1935
No. Cut		416		136		176		728

Source: A Guide to the Management of Carmel's Forest, Parks and Beaches, 1981

BEACH MANAGEMENT PLAN. Part of the Forestry Management Plan, this document covers only the beach area. It identifies the native plants of the area, specific items which require continual attention and specific work tasks required to preserve and mitigate against the impacts of overuse of the beach. These include:

- Recontouring the dune area at the foot of Ocean Avenue once each year to reestablish its natural slope.
- Removing silt from storm drain outfalls after each major storm in order to protect the sandy area of the beach.
- Constructing a system of retaining walls in order to protect the bluff

areas from overuse and erosion.

SCENIC WALKWAY PLAN. At the heart of this plan is a scenic walkway to extend along the top of the beach bluffs on the seaward side of Scenic Road from Eighth Avenue at the north to the Frank Lloyd Wright house that marks the southern boundary of Carmel. Space for most of the walkway's length will be gained by eliminating thirty parking spaces on the seaward side of Scenic Road and reserving that paved area for a pedestrian walkway; a raised curb would divide the walkway from the automobile thoroughfare. A shorter portion of the walkway will be built on the undeveloped blufftop lying between the west curb of the road and the edge of the beach cliffs. The walkway will generally be five to six feet in width.

The primary purpose of the walkway is to protect the bluffs and plants from erosion and damage due to the shortcuts taken by beach bound pedestrians over the steep and erodable cliffs. Two additional accesses to the beach will be built to supplement the nine already existing, and small tasteful signs will guide visitors to the nearest stairway. A twenty-four inch high fence adjacent to the walkway may also be constructed to help prevent beach visitors from taking shortcuts.

Another important purpose of the scenic walkway is to provide a safe beach promenade which Carmel's population can enjoy. The walkway will extend the opportunity to persons, including the handicapped, to experience more fully the beach area. A 1978 report prepared for Monterey County proposes that a walkway similar to this one be developed between the Frank Lloyd Wright house and Carmel River State Beach in the unincorporated county area known as Carmel Point. The county as yet has taken no action on that report's proposal.

POTENTIAL OPEN SPACE AND ACQUISITION OPPORTUNITIES. The City is presently over 95 percent developed and has shown foresight in its preservation of open space. Within the city limits there are numerous parcels of land suitable for additional open space. Prime examples are the areas adjacent to Pescadero Canyon and lands adjacent to the beach area.

The existing Carmel Land Acquisition Policy (1976) states:

"Land acquisition by the City of Carmel should be confined to fulfill specific needs of the City. These needs may fall into one of the following broad categories:

A. Land for facilities expansion; present or future needs for such as a corporation yard, city nursery, fire station, library, etc.

B. Land for public parking; present or future needs of parking.

C. Lots which are purchased for immediate sale: There are a number of lots that present problems to the City as they are now constituted but can become satisfactory lots upon resubdivision or imposition of deed restrictions.

D. Lots or portions of lots that should be acquired to facilitate the flow of traffic in our streets or lots in waterways or precipitous areas that should not be built on.

E. Parks and Beach Land: When available and needed to round out our recreational areas. Serious effort should be made to resist the removal of land from the tax rolls to satisfy this need. Carmel presently owns 10.67 percent of the total area of the City."

The 1976 policy listed several properties within the City that were appropriate for public acquisition at the time and that list is not incorporated in this Element. This Element recommends that the City update the list and establish priorities based on current needs. Results of the 1982 General Plan Questionnaire indicate the community's preference toward future property acquisitions. The following responses were given to the question, "Do you think the City should acquire more property for public use such as..."

	YES	NO	NO RESPONSE
Beach Property	23.4%	57.7%	18.7%
Housing for Elderly	48.7%	38.7%	12.44%
Open Space	36.8%	45.0%	18.0%
Parking	51.4%	33.8%	14.6%
Parks	37.5%	45.9%	16.5%

Almost 34 percent of the respondents agreed that the City now owns land that should be sold and 46.5 percent disagreed, with 20 percent stating no opinion.

CONSERVATION

This portion of the Element is organized in the following manner: water (including Carmel River), forests, beaches, soils/agriculture, Carmel's natural habitat (including Carmel Bay), air quality, and archaeological resources.

WATER RESOURCES. A major concern in Carmel is the availability of water in the near future. The conservation, development and utilization of water resources is essential to Carmel and its environs. Water consumption in Carmel has a finite limit in relation to available resources. The Cal-Am Water Company serves the Monterey Peninsula, including Carmel, and portions of Carmel Valley. Carmel's water consumption is limited to 5.542 percent of Cal-Am's available resources, or 1109 acre feet per year. Figure 6.2 illustrates the area that is served by the Cal-Am Water Company.

This allocation established by the Monterey Peninsula Water Management District (MPWMD) was the result of a lengthy process involving many jurisdictions and was based on the 1979 water usage. Added to that usage was the projection of increased usage based on the estimated construction of new dwelling units and job creations. Each of these projections was multiplied by a common factor to arrive at the allocation; this allocation is a percentage of the total supply available and not a fixed amount of water. If the overall supply expands, Carmel would share proportionately in the expanded availability. One of the major variables within Table 6.3 is the category of "Non-Revenue Uses". This category represents those uses that are not metered and include such uses as system flushing, fire fighting, system leaks and other uses not metered by any jurisdiction. It represents the difference between total systemwide water produced and those metered uses. A clearer definition and allocation of non-revenue uses on a systemwide basis provided by the MPWMD may provide a better understanding to system users of the allocation system and the potential for future development throughout the Monterey Peninsula Water Management District.

In calendar year 1982, Carmel used 1019.5 acre feet, or 91.9 percent of the total allocation, while in 1981, water consumption was 1040.15 acre feet, or 93.8 percent of the total allocation. It should be noted that the 1976-77 drought resulted in mandatory conservation measures throughout the Monterey Peninsula area, including Carmel. Consumption figures for 1978 reflect those conservation efforts while subsequent years show increasing consumption. This trend was reversed in 1982. As shown on Table 6.3, the residential and public sectors had the greatest reduction in water use from 1981 to 1982. As part of the overall conservation effort of the Carmel community, many of the conservation items suggested in the MPWMD's model conservation ordinance have been incorporated (in 1977) into Carmel's Code.

Carmel's maximum water use occurred in 1976. Table 6.4 illustrates the water consumption for Carmel for the past eight years in acre feet per year. One acre foot of water equals 43,560 cubic feet or 325,851 gallons. As shown, conservation techniques carried over from those drought years are still

TABLE 6.3 CARMEL'S WATER CONSUMPTION

PERIOD (CALENDAR YEAR)	USE BY LAND USE CATEGORY: RESIDENTIAL ACRE FEET	RESIDENTIAL % OF TOTAL	COMMERCIAL ACRE FEET	COMMERCIAL % OF TOTAL	PUBLIC/OTHER ACRE FEET	PUBLIC/OTHER % OF TOTAL	TOTAL ACRE FEET	OTHER NON REVENUE USES: ACRE FEET	OTHER NON REVENUE USES: % OF TOTAL	TOTAL ACRE FT.	% OF TOTAL ALLOCATION (1109 AC FT)
1975	NA	NA	NA	NA	NA	NA	NA	NA	NA	896	80.8%
1978	387.75	57.1%	281.21	41.4%	9.87	1.5%	678.83	59.60	8.1%	738.43	66.6%
1979	487.20	59.0%	327.91	39.7%	10.71	1.3%	825.82	88.19	9.7%	914.01	82.4%
1980	532.17	88.4%	362.33	39.8%	16.25	1.8%	910.75	126.06	12.2%	1036.81	93.5%
1981	583.3	60.1%	369.55	38.1%	17.93	1.9%	970.78	69.37	6.7%	1040.15	93.8%
1982	536	58.0%	376	40.7%	11.50	1.3%	923.50	96	9.4%	1019.5	91.9%

Source: Monterey Peninsula Water Management District, 1982; California American Water Company, 1983.

TABLE 6.4 ANNUAL METERED SALES (WATER) FOR CALENDAR YEARS 1975-1982*

YEAR	CONSUMPTION (ACRE FEET PER YEAR)	PERCENT CHANGE
1975	896	---
1976	998	+11.3
1977	544	-45.5
1978	679	+24.9
1979	826	+21.7
1980	911	+10.3
1981	971	+ 6.5
1982	924	- 4.8

Source: Cal-Am Water Company, 1981, 1982, 1983.
*Does not include non-metered uses

TABLE 6.5 WATER USE PER RESIDENTIAL CONNECTION

CITY	1980 (ACRE FEET PER YEAR)	GALLONS PER DAY PER RESIDENCE	1981 (ACRE FEET PER YEAR)	GALLONS PER DAY PER RESIDENCE
Carmel	.192	171	.211	190
Monterey	.216	192	.328	293
Pacific Grove	.187	167	.325	290
Seaside	.247	221	.255	228
Del Rey Oaks	.275	246	.325	290
Sand City	.211	188	NA	NA
Monterey County	.347	310	NA	NA
System Average	.239	214		

Source: City of Carmel, 1982; Cal-Am Water Company, 1982.

TABLE 6.6 CHANGE IN METERED WATER USE, 1979, 1981, AND 1982

CITY	ACRE FEET 1979 (a)	ACRE FEET 1981 (a)	ACRE FEET 1982 (b)	PERCENT CHANGE 1981 to 1982
Carmel	825.82	970.78	938.3	- 3.3
Monterey	3,609.79	4,222.41	4,198.0	- 0.6
Pacific Grove	1,638.33	1,861.78	1,907.1	+ 2.4
Seaside	1,765.37	2,085.01	2,065.9	- 0.9
Del Rey Oaks	175.71	191.93	182.9	- 4.7
Sand City	50.31	67.73	85.5	+26.2
Unincorporated Monterey County	3,848.20	4,617.69	4,836.1	+ 4.7
District	11,913.7	14,017.33	14,213.8	+ 1.4

(a) *Cal-Am service area (Golf Course use excluded)
Source: (a) Carmel, 1982 (Logan); (b) California American Water Company, 1983

effective in reducing Carmel's overall water consumption.
On a comparative basis, Carmel consumes less water per capita (residential connections) than any other incorporated community on the Monterey Peninsula, except Pacific Grove, as indicated in Table 6.5. Table 6.6 shows that Carmel's conservation efforts have cut water usage by 3.3 percent, the best reduction of all cities in the Cal-Am Service area.

Comparing water consumption figures with the amount of land within the City of Carmel illustrates that the commercial areas, although comprising only 7.3 percent of the land area, consumed 38.1 percent of the water in 1981. Table 6.7 compares the amounts of land within the City by zoning districts and the water consumption percentages.

As Table 6.7 illustrates, the largest users of water within the City are residences, but as a proportion of the total land area within the City, the commercial areas consume a disproportionate amount of water; this is due to the large number of restaurants and motels within the commercial districts. Carmel may consider several alternatives to remain within the total water allocation in the future. These alternatives are listed under the policies section of this Element.

It is estimated that by the year 2000, the City may have a deficit of 4.9 percent should current development trends and consumption continue or as envisioned by the 1973 General Plan (Griggs, 1982).
Considering that potential deficit together with 1982 consumption of nearly 92 percent of allocation, it is possible that Carmel could use more than its available supply of water in a few years. Should that event occur, it is further possible that the Water Management District could require a reduction in the amount of water consumed.

One method of water conservation is the recycling of treated wastewater for

TABLE 6.7 COMPARISON OF LAND AREA BY ZONING DISTRICTS AND WATER CONSUMPTION; PERCENT OF TOTAL

	RESIDENTIAL R-1		COMMERCIAL C-1-6, C-1-5 C-1-6, R-4		PUBLIC/OTHER* A-1, A-2, P-1 P-2, P-3	
CALENDAR YEAR	Water Consumption (% of Total)	Land area (% of Total)	Water Consumption (% of Total)	Land area (% of Total)	Water Consumption (% of Total)	Land area (% of Total)
1978	57.1	53.7	41.4	7.3	1.5	39
1979	59.0	53.7	39.7	7.3	1.3	39
1980	58.4	53.7	39.8	7.3	1.8	39
1981	60.1	53.7	38.1	7.3	1.9	39
1982	58.0	53.7	40.7	7.3	1.3	39

* Includes street rights-of-way
Source: Earth Metrics, 1982, 1983
City Planning Department, 1979

irrigation purposes; what is to be considered non-potable uses. The Water Reclamation Program of the Carmel Sanitary District would provide Pebble Beach Golf Course with irrigation water, approximately 1000 acre feet per year. The reclamation program may release up to 1000 acre feet of potable water for other local jurisdictions, but an allocation ratio has not been determined by the MPWMD (1982).

While residents are keenly aware of conservation efforts and limited available resources, visitors may not be cognizant of the problems associated with the local conservation efforts. Education of the visiting public should be a co-operative effort between local businesses, the City, and the Cal-Am Water Company in association with the MPWMD. (The Cal-Am Water Company does have a water conservation kit available dealing with shower and toilet water conservation techniques.)

The majority of the Carmel River is in private ownership. The marshland at the mouth of the river is protected by the State; Carmel River State Park. A small portion of this land is owned by the Carmel Sanitary District where the Carmel Sewage Treatment Plant is located. Water based recreation is popular both along the coast and along the Carmel River, where activities include boating, fishing, surfing and skin diving.

URBAN FOREST. Although Carmel has no commercial forests, the urban forest, for which Carmel-by-the-Sea is noted, is a valuable resource and should be protected, preserved and enhanced. To this end, the Guide to the Management of Carmel's Forest, Beaches and Parks (1981), provides specific direction and guidelines for the maintenance and enhancement of this valuable resource. Due to the complex nature of the Plan and the extensive continuous inventory, and updating, the Plan should be consulted for specific policies relating to Carmel's urban forest. Several portions of the Plan were cited under Open Space discussions and should serve as a foundation for future action.

BEACHES. The City of Carmel owns and maintains the beachland on its border. Pedestrian access to the beach is readily available along Scenic Road, but vehicles are prohibited since the beach is reserved for recreation and scenic purposes. Local ordinances protect shoreline trees and plant life and prohibits removal of sand. Structural development is limited to one publicly owned building and stone staircases for pedestrian access. Only maintenance of these structures is necessary and no further development, other than a building for public conveniences, shall be permitted. The Carmel River State Beach is protected by the State, and includes a lagoon as well as the shoreline. A bird sanctuary and reserve for plant life indigenous to the lagoon preserves the wildlife habitat. The Carmel Beach Management Plan, as part of the Guide to the Management of Carmel's Forest, Parks and Beaches has specific measures for the conservation, protection and enhancement of Carmel's beaches. These were briefly discussed in the Open Space discussion previously within this element, and are included as part of Carmel's Local Coastal Plan.

SOILS AND AGRICULTURE. Soils within the city limits and along Carmel Valley are generally in Soil Class I, II, or III, indicating that they are suitable for cultivation, pasture, range woodland, wildlife, or urban uses. Soils south of Carmel are generally in Soil Class VII or VIII, so they are unsuitable for most cultivation, are broadly suited for grazing, woodland, and wildlife uses, and may be used for recreation or water supply. There are no agricultural lands within the city limits of Carmel. A portion of the Odello property, however, outside the city limits, may provide lands for flood control; this land is currently being farmed for artichoke production. The portion of the property, known as the "Odello east" property, consists of 134 acres and would permit occasional flood overflow from the Carmel River.

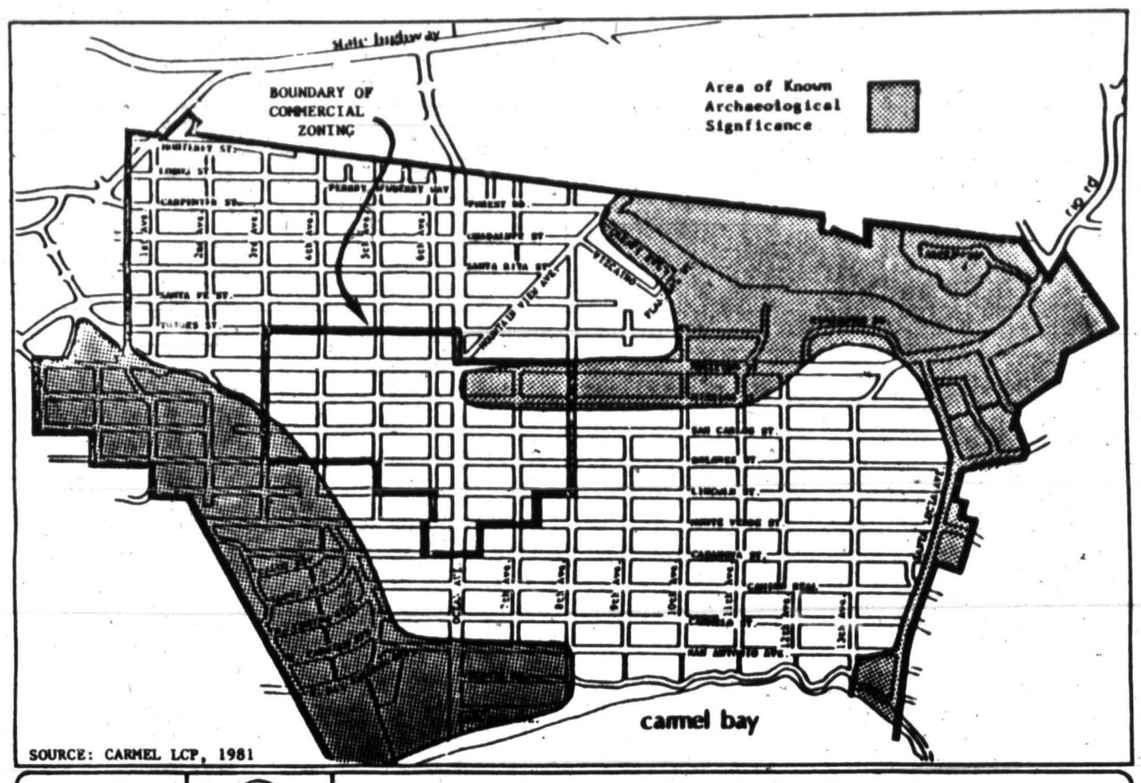
NATURAL HABITAT. Vegetation generally consists of evergreen trees in the City (as part of the urban forest) and along the coast, deciduous trees along the Carmel River, and coastal chaparral on the Carmel Valley hills within the Sphere of Influence. Plants in the Carmel area include the Monterey Pine, Coast Live Oak, Monterey Ceanothus, Monterey Cypress, Eastwood's Ericameria and Point Lobos Eriogonum. The Monterey Peninsula is well known for its abundance of wildlife, both marine and terrestrial. Squirrels and birds frequent the urban area of Carmel as well as the residential district, and many creatures inhabit the woodland and water areas, including the Smith's Blue Butterfly, California Least Tern, and Southern Sea Otter. The Museum of Natural History in Pacific Grove maintains complete records on wildlife species in the area, including those considered as rare or endangered species. The Pescadero Canyon wetlands, Carmel River wetlands, Carmel Bay Ecological Reserve, and Mission Trail Park have been identified in the certified Carmel Local Coastal Program Land Use Plan as environmentally sensitive habitat areas. The 1976 Coastal Act requires that such areas be protected against any significant disruption of habitat values.

CARMEL BAY. Carmel Bay is designated as an Area of Special Biological Significance (ASBS) by the State Water Resources Control Board. Figure 6.3 illustrates the area so designated. Areas of special biological significance are those areas designated by the State Water Control Board as requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable.

AIR QUALITY. Good air quality prevails in the region of the Central California coast from the Monterey Peninsula southward. Excellent ventilation provided by fresh breezes from off of the Pacific Ocean and limited sources of pollutant emissions near the City (primarily State Highway 1 traffic) inhibit the buildup of high concentrations of air pollutants. In the Monterey/Carmel area, only 12 hours of violations of applicable state or federal air quality ozone standards were reported between 1976 and 1982 at the Monterey City and Carmel Valley air quality monitoring station.

ARCHAEOLOGICAL RESOURCES. Figure 6.4 illustrates those areas of Carmel that have been identified as potentially archaeologically significant areas. Adopted policies of the Local Coastal Plan are intended to address these potential areas at the time of construction. Existing policies adopted as part of this Element are listed under the Policies section.

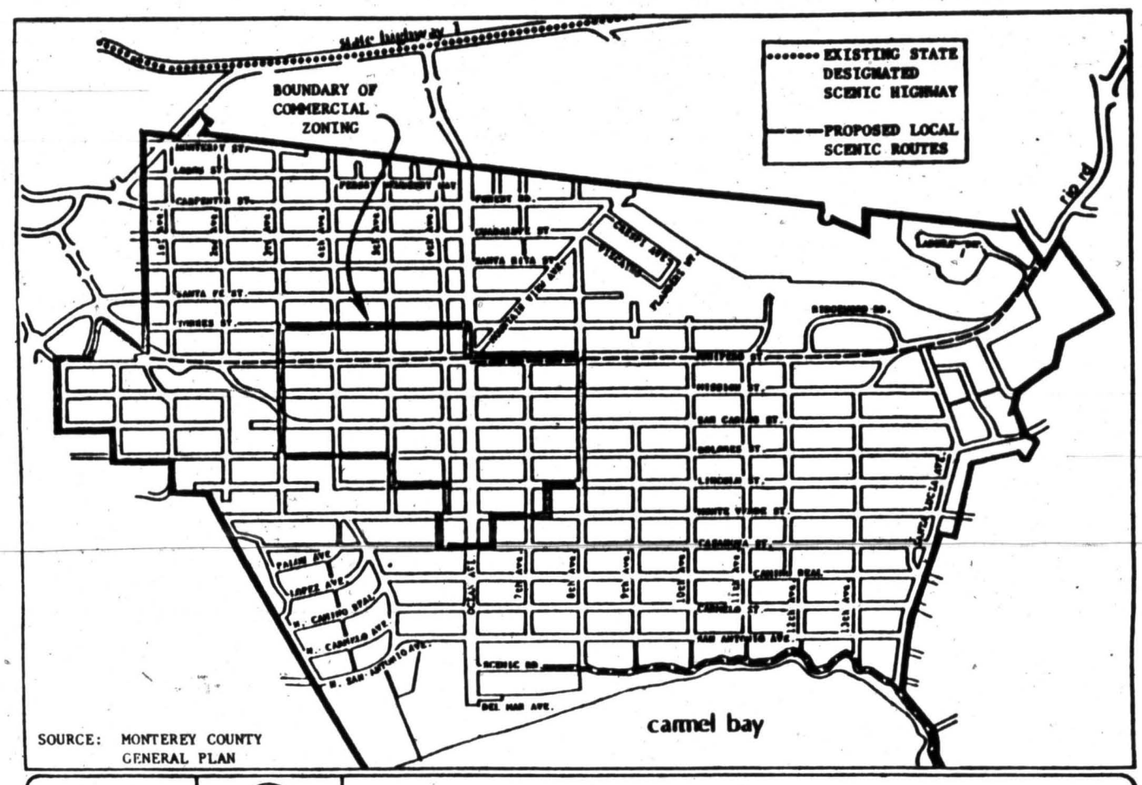
SCENIC HIGHWAYS



SOURCE: CARMEL LCP, 1981

Carmel-by-the-Sea | SCALE 1" = 1000'

FIGURE 6.4 AREAS OF KNOWN ARCHAEOLOGICAL SIGNIFICANCE



SOURCE: MONTEREY COUNTY GENERAL PLAN

Carmel-by-the-Sea | SCALE 1" = 1000'

FIGURE 6.5 SCENIC ROUTES, EXISTING AND PROPOSED

Scenic Road. (From 8th Avenue to southern city limits.) Scenic Road is a one way roadway which meanders south, along the Cypress trimmed beach bluffs, beyond the southern city limits, past the historic Robinson Jeffers Tor House, and ending along the Carmel River State Beach. The junction of Scenic Road and Santa Lucia Avenue, where Scenic Road becomes a two way road, provides an uninterrupted view of the length of the City Beach and from Pebble Beach to Carmel Point. Formal pedestrian access to the Beach is available from Scenic Road at several points.

STATE SCENIC HIGHWAY SYSTEM. The State Legislature has identified certain portions of the State highway system as proposed scenic highways. Before a highway on the State's Master Plan of Scenic Highways can become an "officially designated" (adopted) scenic highway, the State and local jurisdiction must jointly develop a plan and program for protection of the scenic corridor. Special scenic conservation treatment is required in the design of these highways and in the development of the adjacent scenic corridors.

The three officially designated (adopted) scenic highways in Monterey County are: Highway 1 from the San Luis Obispo county line to the Highway 68 interchange near the Naval Post Graduate School in Monterey, a distance of 78 miles; Highway 68 from Highway 1 to the Salinas River; and Highway 156 from Castroville to Highway 101.

MONTEREY COUNTY SCENIC HIGHWAY SYSTEM. Monterey County's scenic highways are identified in the Scenic Highway Element (1974) of the County's General Plan. The two officially designated County scenic highways are, Los Laureles Grade Road between Highway 68 and Carmel Valley Road, and Interlake Road, a county road crossing the Nacimiento-San Antonio Reservior Recreation Area.

PROPOSED LOCAL SCENIC CORRIDORS IN CARMEL. Two corridors are recommended in the Element for future study leading to possible adoption as official scenic corridors (see Figure 6.5).

Junipero Street. (From 1st Avenue to Rio Road.) Junipero Avenue has been paved to the natural contours of the land and lacks visual distracting street signals and directional signs. From north to south, Junipero Avenue provides access to and/or scenic views of the City Tennis Courts, Forest Hills Park, the commercial district, Devendorf Park, Sunset Cultural Center (via Eighth or Tenth Avenues), and Mission Trail Park and the Carmel Mission (via Rio Road).

7. Environmental Safety Element

INTRODUCTION AND PURPOSE

The City of Carmel-by-the-Sea has chosen to combine the Seismic Safety and Safety Elements into a single element, entitled Environmental Safety Element. The purpose of the combined element is to define environmental hazards and to establish policies so that effective measures can be taken to reduce risk and minimize damage in the event of earthquake or other natural disaster.

The technical data in the element is based upon previous studies completed for Monterey County (including the General Plan Seismic Safety Element) and the

Monterey Peninsula area and the element directly incorporates sections of these studies. These studies include the following documents: SEISMIC SAFETY ELEMENT for the General Plans of Carmel, Del Rey Oaks, Monterey, Pacific Grove and Seaside, William Spangle & Associates (1975); SEISMIC SAFETY ELEMENT of the Monterey County General Plan (1975); and Burkland and Associates, GEOTECHNICAL STUDY FOR SEISMIC SAFETY ELEMENT, MONTEREY COUNTY, CALIFORNIA (1975). The Environmental Safety Element provides a general interpretation of geotechnical information available from public and private sources and should be considered as an initial data source for general planning use. More detailed data sources must be consulted for analysis of specific sites.

ISSUES OF LOCAL SIGNIFICANCE

Issues of local significance which pertain to environmental safety include the following items:

- The potential high fire hazard posed by the urban forest and older wood structures in Carmel.
- The potential for fire spreading rapidly from the wildland areas east of Carmel to urbanized areas.
- The potential for tsunami waves along Carmel's beachfront.
- Although not within the City limits, the potential flooding along Carmel River (within Carmel's Sphere of Influence).
- The potential for an earthquake in the region.
- Greater awareness of the safety needs of older people since over 45 percent of Carmel's population is over 55 years (1980 census data).

GOALS, OBJECTIVES, AND POLICIES: ENVIRONMENTAL SAFETY ELEMENT

GOAL

G7-1. To reduce loss of life, injuries, damage to property, and economic and social dislocations resulting from earthquakes, fires, geological hazards and/or other disasters; identify potential problems relating to environmental safety; and to encourage public awareness concerning the consequences of natural disasters and hazards as they affect Carmel.

OBJECTIVES

07-1. Define the type and nature of potential environmental hazards in and near Carmel to guide risk reduction measures for new construction and structural hazard abatement where needed in existing development.

07-2. Provide the Carmel City Council, Planning Commission and community at large with a guide to planning for appropriate uses of land in relation to identified environmental hazards.

07-3. Ensure that essential facilities or those which will be essential in event of emergency will continue to function in the event of a disaster.

07-4. Facilitate post/disaster relief and recovery operation through the City Emergency Plan.

07-5. Increase public awareness of fire, seismic and other natural hazards, and of the means available to avoid or mitigate the effects of these hazards. In coordination with AMBAG and other local agencies, develop educational programs related to these hazards.

POLICIES

The following policies are adopted as part of the Environmental Safety Element from studies conducted by William Spangle and Burkland and Associates as they apply to Carmel-by-the-Sea.

GENERAL POLICIES

P7-1. Control uses of land to avoid exposure to risk in excess of the level generally acceptable to the community (defined as Acceptable Risk in Table B.3).

P7-2. Locate, design and operate critical facilities (such as major transportation links, communications and utility lines, and emergency shelter facilities) in a manner which maximizes their ability to remain functional in an emergency. In those instances where critical facilities are located in or where they cross high hazard areas, take all reasonable measures to insure continuity or quick restoration of service.

P7-3. Review existing city codes and, if necessary, formulate and apply standards for structural design and other building components to achieve safety consistent with acceptable levels of risk.

P7-4. Establish a program to evaluate existing structures and facilities to identify structural conditions which present excessive risk. Give priority to identification of critical and high occupancy facilities.

P7-5. Require soils reports and geologic investigations in all instances of development or land use changes and in which available information indicates there is a substantial threat from earthquakes to life or property on any site. Record the location and extent of areas covered by soil and geologic investigations received by the City; the reports thereon shall be considered to be public records. Where appropriate, utilize the results of such detailed investigations to supplement and supersede more general information.

P7-6. Educate the public about environmental hazards and measures which can be taken to protect their lives and property.

GROUND RUPTURE POLICIES

P7-7. In applying planning policy, treat faults classified as potentially active the same as active faults until geotechnical information is accepted by the City demonstrating that a fault is not active.

P7-8. Consider the lands within one eighth mile of faults shown on Figure 7.1 as a fault zone characterized by high seismic hazards until geotechnical investigations accepted by the City indicate otherwise for either an entire fault zone or for any specific location within any zone.

P7-9. Require geotechnical investigations to improve the accuracy of mapping and further define the characteristics of a fault for all real estate developments, public facilities, and structures for human occupancy proposed to be located in any fault zone classified as active or potentially active.

P7-10. Require structures for human occupancy and critical facilities to be located appropriate distances from active or potentially active fault traces shown on Figure 7.1.

P7-11. Require new roads, bridges and utility lines (either public or private) that cross active or potentially active fault traces to be designed and constructed in a manner which recognizes the hazard of fault movement. Require water, gas and electric lines to be equipped with shutoff devices which utilize the best available technology for quick shutoff consistent with providing reliable service.

P7-12. Examine all existing utility lines that cross active or potentially active fault traces to determine their ability to survive fault movement in the amount likely to take place in the particular location. Ensure adequate emergency water supplies are established and maintained in areas dependent upon water lines which cross active fault traces.

GROUND SHAKING POLICIES

In order to limit damage to the generally accepted levels, the guides to design and construction set forth below are established. In all cases, earthquake refers to the closest probable earthquake of the magnitude referenced.

P7-13. Require all structures to be designed and constructed to: a) resist without damage a minor earthquake with an epicenter on the closest potentially active fault; b) resist a moderate earthquake without structural damage, but with some non-structural damage allowable.
c) resist without collapse a major earthquake of the intensity or severity of the strongest experienced in California, but with some structural as well as non-structural damage allowable.

P7-14. Require dynamic ground motion analysis and responsive structural design for all new high occupancy structures and structures whose continued functioning is critical after a disaster.

GROUND FAILURE POLICIES

P7-15. Avoid placement of critical facilities and high occupancy structures in areas subject to ground failure during an earthquake.

P7-16. For any decision to locate substantial structures in a location highly subject to ground failure, erosion, or landsliding, carefully consider alternatives and the probable costs and benefits as related to the risks. Require adequate geotechnical investigations to be undertaken to provide necessary information.

P7-17. Allow no structures to be built in areas subject to ground failure, erosion, coastal erosion, or landsliding unless mitigating measures are taken to limit damage to the levels of acceptable risk.

TSUNAMI HAZARD POLICIES

P7-18. Prepare an adequate warning and evacuation plan for development and recreational uses which exist along the shoreline generally and specifically below the 150 foot elevation which are susceptible to tsunami events.

P7-19. Take all reasonable measures to reduce potential tsunami damage, including establishing and enforcing standards of construction for structures, and formulating post disaster plans for debris clearance and emergency repairs to essential facilities.

FIRE HAZARD POLICIES

P7-20. Continue yearly inspections of commercial and public structures and maintain the requirement that all new commercial structures have either a sprinkler system or an alarm system.

P7-21. Continue to clear vacant lots of excessive vegetative growth.

P7-22. Encourage property owners to retrofit older structures with fire detection and/or warning systems.

P7-23. Develop public education programs related to home fire hazards and related to the urban forest unique to Carmel.

P7-24. Explore methods of reducing fire hazards in Carmel.

FLOOD HAZARD POLICIES

P7-25. Minimize placement of any new residential structures in areas subject to flooding and define such areas in a manner appropriate for Carmel.

P7-26. Take all reasonable measures to reduce potential flood damage, including compliance with the building requirements of the Flood Disaster Protection Act of 1973 (U.S. Congress, 1973).

ALL NATURAL DISASTER POLICIES

P7-27. Identify and evaluate specific facilities that would be needed to respond to major disasters and their capacity to survive a major disaster. Designate alternative facilities for post disaster assistance in the event that primary facilities are not available for use.

P7-28. Identify and evaluate critical elements in the transportation system to determine survival capacity of such structures as bridges and overpasses and the potential for major blockages of transportation links due to falling objects or ground failure.

P7-29. Designate primary and secondary evacuation and service routes for the City of Carmel-by-the-Sea and its Sphere of Influence.

P7-30. Periodically re-evaluate provisions of the Carmel-by-the-Sea Emergency Plan to assure the community of the best possible assistance.

P7-31. Review areas proposed for annexation with respect to the hazards identified in this Element and the effect on existing and future provision of services.

P7-32. Adopt a City policy which outlines procedures for toxic spills.

P7-33. Annually review the Seismic Safety and Safety Element policies of surrounding jurisdictions on the Monterey Peninsula, and where appropriate, coordinate on mutual environmental safety programs.

P7-34. Include in the Public Works Department budget funding for a public tree inspection program in recognition of the fact that falling trees constitute environmental safety hazards such as injuries, fires, broken power lines, and damage to property.

SUPPORTING INFORMATION

The Geotechnical Study for the Seismic Safety Element, Monterey County, prepared by Burkland and Associates, February 7, 1975, and the William Spangle & Associates Seismic Safety Element for the General Plans of Carmel, Del Rey Oaks, Monterey, Pacific Grove, and Seaside provide descriptions and evaluations of regional seismic hazards. These studies are intended to be utilized

in interpreting the seismic safety policy set forth in the Element and applying such policy in Carmel-by-the-Sea city limits and its Sphere of Influence. Excerpts of portions of the geotechnical study most closely related to seismic safety policy are included. As new information on seismic conditions and hazards becomes available and is accepted by the City, it will be used to supersede or augment information in the Burkland and Spangle reports.

SEISMIC CONDITIONS AND NATURE OF HAZARDS. California is situated in a seismically active area known as the circum-Pacific seismic belt. The circum-Pacific belt roughly approximates the continental lands adjacent to the Pacific Ocean and 80 percent of the world's earthquakes occur along this belt in Chile, Peru, California, Alaska, and Japan. The largest earthquakes measured within this Pacific belt occurred off the coast of South America in 1906 and off Japan in 1933, each with a Richter magnitude of 8.9. The greatest known earthquake on the California coast occurred near San Francisco in 1906, with a Richter reading of 8.3. Most of California is subject to earthquake ground shaking, and future earthquakes capable of producing damage and changes to the coastal zone are inevitable.

Along the California coastline, the disastrous effects of earthquakes may be manifested in any of several ways: 1) faulting and ground rupture, surface or near surface fault displacement may cause the destruction of structures over the rupture areas; 2) ground shaking, the shaking itself may cause building damage or collapse; 3) ground failure, the shaking may cause unstable coastal bluffs to give way and cause landsliding, slope failure, or lateral spreading; 4) liquefaction, structures built upon fill or sand spits may sink, tilt, or even topple as a result of liquefaction; and 5) tsunamis (seismic sea waves) may result from distant earthquakes. The California Division of Mines and Geology has estimated that if present conditions continue, damage due to ground shaking alone will reach $21 billion statewide in California between 1970 and 2000 (California Division of Mines, Bulletin 198, p. 7). An uncertain portion of this figure would affect the coastal zone. These hazards are discussed more fully in Appendix B, Geologic Hazards.

LOCAL FAULTS. Earthquakes on the following active or potentially active faults could present hazards to Carmel: San Andreas, San Gregorio-Palo Colorado (or San Gregorio-Hosgri), Chupines, Navy, and Cypress Point. The San Andreas Fault traverses much of California and at its nearest point is only about 30 miles from Carmel. An earthquake of magnitude 8.0 or higher on the San Andreas Fault could result in substantial structural damage locally. This fault probably represents the most severe hazard to Carmel despite its distance.

The San Gregorio Fault intersects the San Andreas system in the San Francisco area and extends south as close as 4 to 4.5 miles from Carmel. The effects of a major earthquake on this fault would be nearly equal to those of the San Andreas. The Chupines Fault approximately underlies Highway 218 and 68 and has been traced southeasterly as far as upper Carmel Valley. This could be considered as a "potentially active" fault, as is the Cypress Point Fault which occurs at Carmel's extreme southwesterly City limit. The Navy Fault is an active fault which has been traced from the Monterey Naval Postgraduate School southeasterly to the Carmel Valley near Dorris Road. The Chupines, Cypress Point and Navy Faults are extensions of the "Monterey Bay Fault Zone" which underlies Monterey Bay.

MAPPING OF HAZARDS. Figure 7.1 shows the location of fault lines near Carmel. This map was developed by the U.S. Geological Survey and should be illustrative only; specific development should require a case by case evaluation of the potential for hazards.

Active and potentially active faults are mapped as lines rather than zones. It should be recognized that areas immediately adjacent to the mapped fault lines may include secondary or branch faults. Therefore, the active and potentially active fault lines shown on the maps should be treated as zones of approximately an eighth of a mile on either side of the fault lines. This corresponds with the width of Special Studies Zones established pursuant to the Alquist-Priolo Act. The hazard potentials along the active and potentially active faults include a high potential for ground rupture and a moderate to severe ground shaking potential near the fault.

Areas of tsunami hazard are shown on the basis of past history within the city. The general hazard potentials include a high hazard for flooding along the beaches and a high hazard with respect to damage due to wave action.

The general hazard potentials for unstable upland areas include a moderate to high hazard with respect to landsliding and a low to moderate hazard potential with respect to ground shaking. It should be noted, however, that the potential hazards with respect to landsliding, even though they are rated moderate to high for the category as a whole, can be locally severe, particularly in areas of existing or previously identified landslides. Also more detailed geotechnical studies may prove that individual areas within the mapped unit are sufficiently stable to support certain land uses.

Relatively stable areas include primarily the relatively stable upland areas and some minor zones of relatively stable ground in the low lying hills adjacent to the alluvial valleys. These areas are considered to be the most stable areas within Monterey County with respect to ground failure potentials. They are also considered to be areas which have only low to moderate ground shaking potential.

GEOTECHNICAL EVALUATION PROCEDURES AND DEFINITION OF ACCEPTABLE RISK. Establishing procedures for requiring further geotechnical evaluation and understanding and making land use decisions based on definitions of acceptable risk are two other important steps in environmental safety planning. Apppendix B contains important technical data in both of these areas.

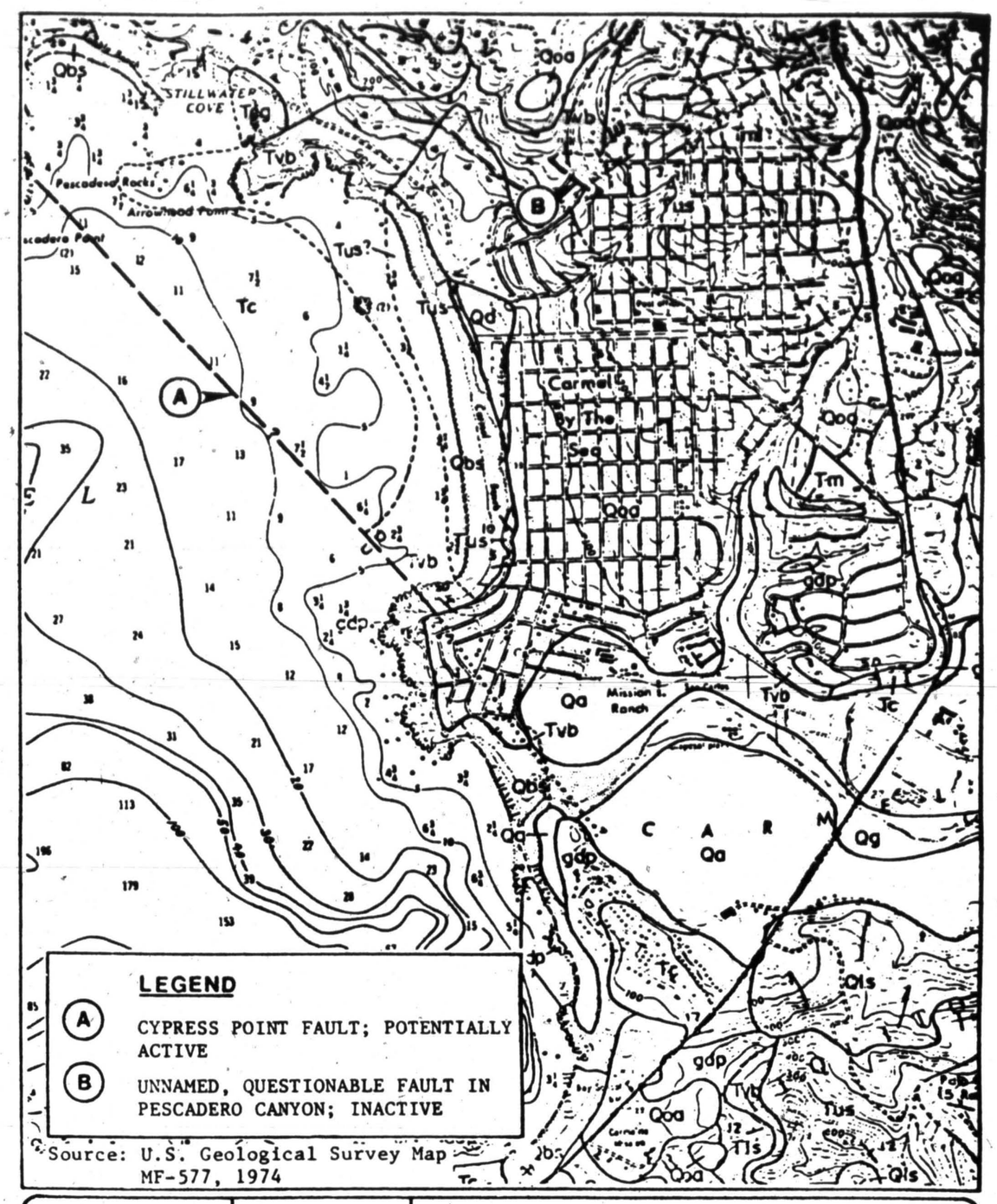
FIRE HAZARDS. Fire poses a significant threat to life and property. Fire prevention and safety measures must be evaluated in all land use and community wide decisions. Fire hazards in the Carmel planning area can be categorized by fires within urbanized areas, and fires within undeveloped areas or wildland fire areas.

URBAN FIRES. Carmel has an urban forest within its corporate city limits. The present completed survey (the Continuous Inventory now used) indicates there are 12,166 trees two inches in diameter and larger; pine, oak, acacia and cypress comprise 89 percent of the total (Carmel LCP, 1981). While this forest is a major community asset, it also poses a potential significant fuel source for a fire within the community. Fires can be a threat within built up areas of a community; there is the ever present danger of rapidly spreading fire. The high density of structures within the Carmel business district and numerous trees increase the fire hazard. In addition, most construction within Carmel contains wood; most roofs are made of combustible materials, while some are made of tile.

Fires in homes can result from a number of causes, though primarily through human carelessness. Other causes include faulty heating systems and substandard electrical wiring. In addition, high density development, small setbacks and narrow roads limit the effectiveness of fire fighting efforts.

A quick spreading fire along the Ocean Avenue commercial core is a possibility. The requirement for a sprinkler system in buildings of over 4,000 square feet has reduced the potential for rapidly spreading fires in commercial structures. The requirement that buildings not exceed two stories in height also helps to relieve hazards (City of Carmel-by-the-Sea, 1973).

WILDLAND FIRE HAZARDS. The majority of land within the city limits of Carmel is considered developed and the majority of undeveloped land is designated open space either due to public ownership or open space requirements for



private building development. The unincorporated area adjacent to Carmel but within the Sphere of Influence of the City is of a lower residential density with much of the area being undeveloped hillsides. This immediate area may be classified as a wildlife fire hazard area with a moderate to high potential for wildland fire (Monterey County Safety Element, 1975).

Several factors affect the hazard potential that can be expected from a wildland fire. The major factors are: the various combinations of vegetative cover; the type and intensity of land use; the summer climate conditions; the prevailing slope; surrounding land uses; and access.

Development of some locations has reduced the fire hazard by removing flammable vegetation. Such activity has also introduced greater numbers of people into more outlying locations, thus increasing the potential for fires being started. The most significant factor determining overall fire risk is human proximity. The majority of wildland fires are caused by people and the remaining fires are started primarily by lightning. New land development may suddenly cause drastic increases in the frequency of fires in areas that have had few fires in the past. The increase in activity of off road vehicles, such as motorcycles and minibikes, is becoming an ever increasing source of brush fires as the trend continues toward more recreational pursuits.

Wind direction and strength rival human proximity and vegetation as significant factors affecting fire hazard. Also, the steeper the slope, the faster the vegetation burns because of preheating. Steep canyons and hillsides can also funnel winds and create significant drafts that greatly add to the uncontrollable nature of wildfires.

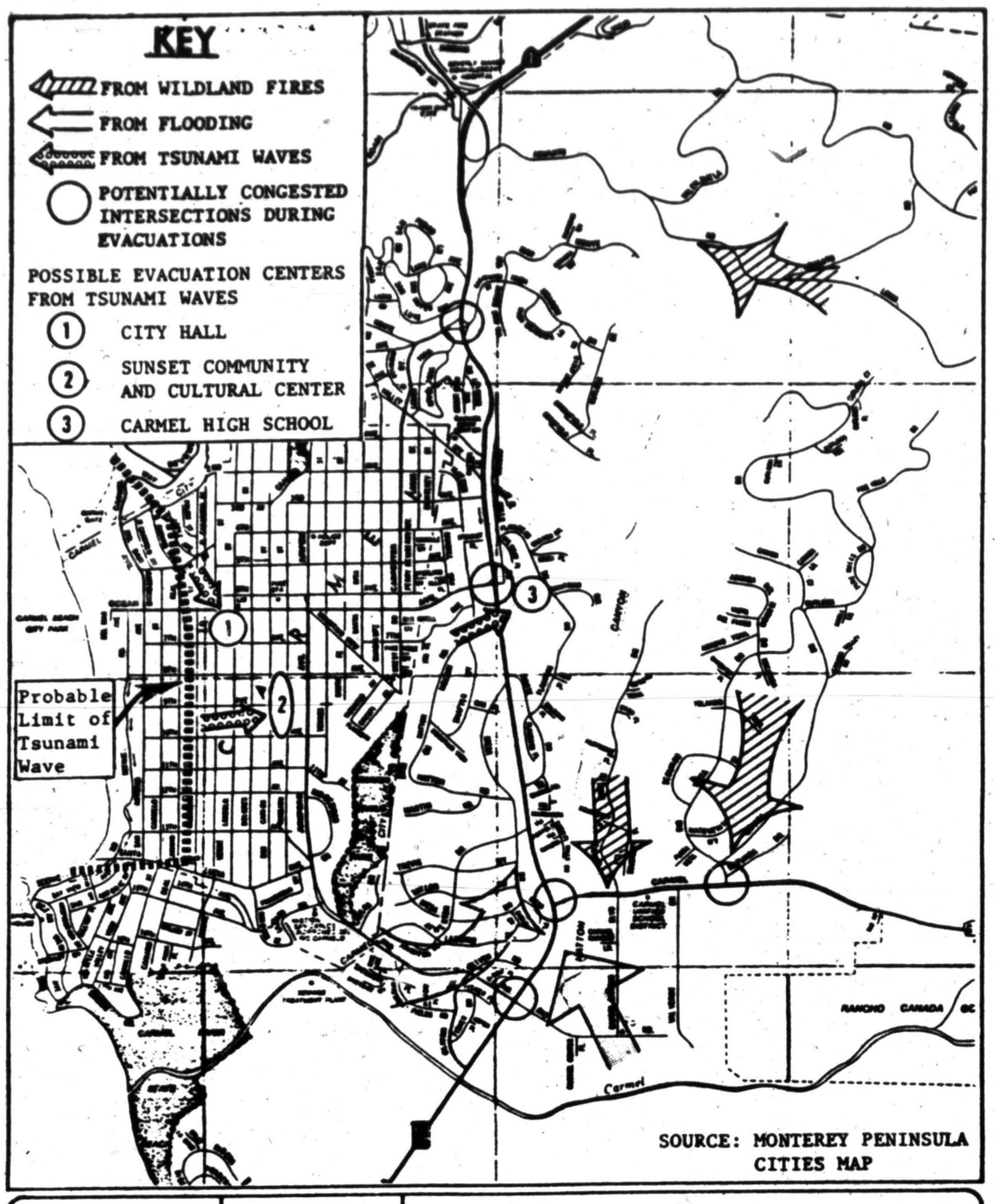
Another contributing factor to wildland fire potential is accidents related to spark discharges from transmission lines of leakage from pipelines carrying flammables in and adjacent to brush areas.

Lastly, access is a significant factor since it involves the difficulty of delivering both equipment and personnel to a fire. Containment being a key objective, areas of limited accessibility have a correspondingly greater potential for fire spreading.

FIRE DEPARTMENT. As of 1982, the City of Carmel had eight full time paid staff and 30 volunteers to aid in firefighting. The fire department has four class A pumpers. Automatic response service is provided by the department to any fire within the one square mile of the City. In addition, the City has written contracts with surrounding Monterey Peninsula communities to provide for both ingoing and outgoing assistance. The fire department also staffs an ambulance for the Red Cross. The general response time for the Carmel fire department is cited as between two to five minutes of initial contact. The fire department has been very aggressive in instituting warning systems in commercial buildings. Any new or renovated commercial building is required to have an installed sprinkler system and/or an alarm. New residential structures are required to have smoke alarms (Carmel-by-the-Sea Fire Department, 1981).

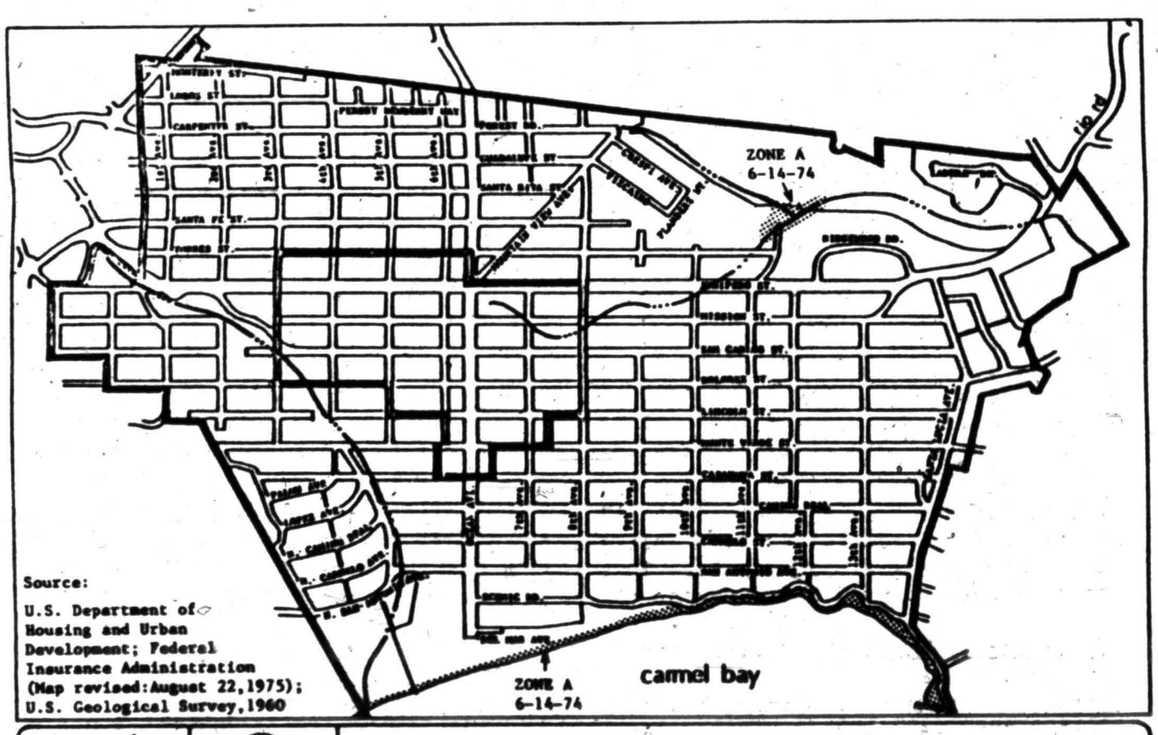
FLOOD HAZARD. Carmel is located on a sloping terrain which offers good storm water runoff into both the Pacific Ocean and the Carmel River. There are two areas of the City, however, which have been identified as being prone to flooding: the beach front and the Mission Trail Park (see Figure 7.2). The beach is subject to flooding during high tide and beach sand is lost yearly during winter storms. The Mission Trail Park site is currently owned by the City and primarily used as a park. This use mitigates some of the damage which would normally result from the retention of water on the site. The only 100 year floodplain in the area lies outside the city limits along the Carmel River and up to 16th Avenue. Mission Fields, a residential area, is within the 100 year floodplain, as are the Carmel Center/Carmel Rancho Shopping Centers.

EROSION AND LANDSLIDES. Erosion is a natural process caused by wind, water, and gravitational forces. This process generally creates two problems: the wear and removal of soil from one site and its deposit in another. The removal of soil can be damaging through gully erosion, wind blown erosion, the erosion of stream courses and banks, and the erosion of coastal dunes and beach area. Soil deposit damage affects flood plains, rivers, lakes, reser-



Carmel-by-the-Sea | N | SCALE 1" = 2000'

FIGURE 7.3 EVACUATION ROUTES


ZONE A 6-14-74
ZONE A 6-14-74
carmel bay
Source:
U.S. Department of Housing and Urban Development; Federal Insurance Administration (Map revised:August 22,1975); U.S. Geological Survey,1960

Carmel-By-the-Sea | N | SCALE 1"=1000'

FIGURE 7.2 CARMEL AREA FLOOD HAZARD ZONES

voirs and may clog drainage structures. Development activities frequently accelerate erosion related damages and loses.

Climate is another major contributor to potentially high erosion rates. This is due to a number of factors:

- Geologic studies indicate that erosion is highest in areas where annual precipation is between seven and 18 inches. Annual precipitation on the Monterey peninsula ranges from 12.7 inches on the coast to 17.7 inches at the higher elevations.

- Most of Carmel's rainfall occurs during the winter when temperatures are too low for rapid vegetative growth.

- When rainfall comes it is of relatively high intensity.

Erosion on sloped inland areas and at the shoreline (beach) has been a problem for much of Monterey County, including Carmel. (See Slope Stability and Erosion data, Distribution of Hazards in Appendix B). A discussion of Carmel beach erosion is included in the Open Space/Conservation/Scenic Highway Element. The hazards due to erosion are difficult to separate from those due to flooding and landsliding. In some cases, erosion is a result of flood and landslide conditions; in others, rapid water runoff and landsliding can occur in areas subject to prolonged erosion.

The preventive costs of erosion are generally included within flood control measures and the overall costs of hillside development. Adoption of the present state of the art procedures for erosion prevention in hillside areas will, in most cases, eliminate losses. Losses due to coastal erosion can be reduced most economically by avoiding construction in areas subject to severe erosion (County of Monterey General Plan, 1975).

DISASTER PREPAREDNESS. Carmel adopted an Emergency Plan in June, 1979 which is available at City Hall for review. The Emergency Plan establishes an emergency organization, assigns tasks, provides guidance, specifies policies and general procedures, and provides for integration and coordination of planning efforts of the various emergency staff and service elements. The stated purposes of the Emergency Plan are to:

1. Provide a basis for the conduct and coordination of operations and the management of critical resources during emergencies.

2. Establish a mutual understanding of the authority, responsibilities, functions, and operations of civil government during emergencies.

3. Provide a basis for incorporating into the city emergency organization the non-governmental agencies and organizations having resources necessary to meet foreseeable emergency requirements (Emergency Plan, 1979).

EMERGENCY SERVICE DELIVERY. The major day-to-day emergency services are provided by the Carmel-by-the-Sea Police and Fire Departments. Emergency medical aid and transportation is provided by the Fire Department within the district with major emergency medical services provided at the Monterey Peninsula Community Hospital located on Highway 68, approximately three miles from Carmel. The emergency medical services are sponsored by the American Red Cross (8th and Dolores, Carmel) with back-up emergency medical services provided by another firm called The Peninsula Medics.

EVACUATION ROUTES. In certain emergencies or disasters, there will be a definite need for Carmel residents to move quickly to other areas which are beyond the danger zone (e.g., tsunami). While not all Carmel residents may be affected by any one disaster, with the possible exception of a major earthquake, an overall evacuation plan established in conjunction with the adopted Emergency Plan should be available to the residents of Carmel. Figure 7.3 shows potential evacuation patterns and facilities the public might use when faced with flooding, wildland fires or tsunami waves. It also identifies intersections that may become extremely congested in the event of a major disaster or emergency. Public facilities such as the City Hall, Sunset Center, and the Carmel High School could be used as evacuation centers.

8. Noise Element

INTRODUCTION AND PURPOSE

The Noise Element of the City of Carmel-by-the-Sea's General Plan has been prepared pursuant to Section 65302(g) of the California Government Code. This section requires that each city's or county's General Plan shall contain a Noise Element. In preparing the Noise Element, the Guidelines for the Preparation and Content of the Noise Element of the General Plan, prepared by the Office of Noise Control, California Department of Health, have been closely followed.

The purpose of the Noise Element is to form the basis for the City's efforts in community noise control. The Noise Element is composed of the following parts:

- an evaluation of the present (1981) and future (2000) noise climate in Carmel;

- a discussion of the major noise sources in Carmel and some suggestions for their control;

- a section discussing the use of the Noise Element as a planning tool; and

- a section summarizing actions which the City can take to reduce existing noise levels and avoid future noise problems.

The General Plan Elements are important tools which elected officials can use to provide policy guidance to assist in decision making. All of the Elements of the General Plan are related and interdependent to some degree. However, the Noise Element is most closely related to the Land Use, Housing, Circulation, and Open Space Elements.

A major objective of the Noise Element is to provide guidelines to achieve noise compatible land use. The Land Use and Noise Elements, are, therefore, closely related. The Noise Element, by identifying noise sensitive land uses and establishing compatibility guidelines for land use and noise, will influence the general distribution, location, and intensity of future land use. Effective land use planning can alleviate noise problems.

Residential areas are one of the most noise sensitive land uses. The Housing Element, therefore, is directly affected by the Noise Element. The Housing Element policies and programs should include safeguards against noise intrusion. Implementation of land use/noise compatibility guidelines can reduce noise impacts in residential locations. In addition, proper noise mitigation measures during construction of housing can guard against adverse noise impacts.

The circulation system within a city is one of the major sources of continuous noise; therefore, the existing and future circulation system identified in the Circulation Element will greatly influence the noise environment. When proper planning occurs circulation routes such as major streets and highways, along with truck routes, can be located to minimize noise impact upon noise sensitive land use.

Since noise can adversely affect the enjoyment of quiet activities in open space, the Noise Element is also closely related to the Open Space Element. Conversely, open space can be used as a noise buffer between incompatible land uses. This technique can reduce community noise levels and also provide usable open space for recreation.

ISSUES OF LOCAL SIGNIFICANCE

The greatest noise source in Carmel is the large volume of automobile traffic that travels through Carmel. Large buses and trucks also generate noise that is not in keeping with Carmel's village character. Residents have also identified barking dogs and portable radios as noise sources. This Element addresses several sources of noise and offers standards that can be incorporated into a community noise ordinance.

GOALS, OBJECTIVES, AND POLICIES: NOISE ELEMENT

GOAL

G8-1. To preserve Carmel's overall quiet environment; to reduce noise in Carmel to levels compatible with the existing and future land uses and to prevent the increase of noise levels in areas where noise sensitive uses are located.

OBJECTIVES

O8-1. Support programs to reduce community noise levels where possible to levels within the "normally acceptable" categories of the Land Use Compatibility for Community Noise Environment standards.

O8-2. Consider the compatibility of proposed land uses with the noise environment when preparing community plans or reviewing specific development proposals.

O8-3. Encourage creative solutions when potential conflicts between noise levels and land use arise.

O8-4. Control unnecessary, excessive and annoying noises within the City where not preempted by federal or state control.

POLICIES

P8-1. Review all new development plans for compatibility with the noise environment. Use the "Land Use Compatibility for Community Noise Environments" (Figure 8.3) to guide this review. Require acoustical reports when necessary.

P8-2. Actively enforce the provisions of the California Motor Vehicle Code pertaining to vehicle noise emission.

P8-3. Consider noise emission when purchasing potential City owned and operated vehicles, and construction equipment. This consideration should be balanced with the required performance and cost.

P8-4. Adopt a noise ordinance in conformance with guidelines established by the Office of Noise Control and the California Department of Health Services. This ordinance should specifically address noise from dogs and amplified sound and other miscellaneous noise sources identified in Carmel.

P8-5. Obtain a precision sound level meter to monitor sound levels in order to achieve the long range goal of reduction of unwanted noise within Carmel.

P8-6. Endorse future efforts to reduce noise levels along State Highway 1 to acceptable levels. These efforts may include reducing the traffic volume; constructing aesthetically acceptable, masonry noise barriers between the roadway and adjacent homes; or soundproofing of homes.

P8-7. Restrict hours of truck delivery and modify tour bus pattern as discussed in the Circulation Element.

P8-8. Develop a noise enforcement program to minimize disturbance of the peace.

P8-9. Develop standard noise mitigation measures which can be incorporated into new developments as a condition of approval during the design phase of the project.

P8-10. Continue to monitor the Hatton Canyon project as discussed in the Circulation Element and ensure that if a Hatton Canyon project proceeds, that appropriate acoustical measures are included in project design.

P8-11. Based on policies in the Housing and Land Use Elements, ensure that housing for senior citizens in the downtown and other residential uses allowed in commercial districts, particularly Ocean Avenue, provide adequate noise mitigation.

SUPPORTING INFORMATION

The following section describes in quantitative and qualitative terms the noise climate in the City of Carmel-by-the-Sea. Included are:

- the noise contours for the motor vehicle traffic on the major arterials within the City of Carmel-by-the-Sea for 1981 and 2000;
- the results of the noise monitoring made throughout the City of Carmel-by-the-Sea in September, 1981, and the noise measurements contained in the Noise Element of Monterey County (1980) related to the City of Carmel-by-the-Sea;
- a review of the noise complaint files in order to describe how the citizens of the City of Carmel-by-the-Sea view their noise environment; and
- a community noise inventory showing the number of people in the City of Carmel-by-the-Sea exposed to various levels of environmental noise.

NOISE CONTOURS. The noise contours throughout this Element are shown in terms of the Community Noise Equivalent Level (CNEL). The CNEL scale is based upon the average energy content of the sound, rather than the average sound pressure level. The CNEL is composed of averaged sound energy levels during three periods: day (7:00 p.m. to 7:00 a.m.), evening (7:00 p.m. to 10:00 p.m.), and night (10:00 p.m. to 7:00 a.m.). Weighting factors of 5 dB and 10 dB are applied to the evening and nighttime periods, respectively to account for the lower human tolerance to noise during these periods. Figures 8.1 and 8.2 contain noise contour study maps for selected areas of the community showing predicted noise levels for the existing community (1981) and the predicted future additions (2000). The contours present the noise exposure for State Highway 1, truck and bus routes, and Ocean Avenue, all heavily traveled roadways within the City. No industrial plants are found in Carmel and no other stationary ground noise sources were identified as significant (i.e., none were found to generate a noise level exceeding 60 CNEL beyond their property line). In most cases, the 2000 noise levels are not expected to increase by a noticeable amount over today's noise levels.

NOISE MEASUREMENTS. Noise measurements were made throughout Carmel in September, 1981. The noise measurement sites were chosen so that some of the sites would be close to major transportation noise sources, while others would be distant from these major noise sources. The data from the sites close to the major transportation noise sources were used to validate the noise exposure contours. The data from the sites distant from major noise sources were used to provide information on the noise environment in those portions of the City where noise from a single source does not dominate the noise environment. The noise measurements were performed on weekdays, between the hours of 10 a.m. to 3 p.m., and the main motor vehicle entrances, such as (Carpenter Street, Ocean Avenue and Rio Road) were monitored during one of Carmel's peak traffic hours from 11:30 a.m. to 1:30 p.m. The noise monitoring sites are presented on the noise contour map (Figure 8.1) along with the measured CNEL at each site. Table 8.1 presents noise monitoring location and the measured noise levels.

COMMUNITY NOISE OPINION. The review of the City's complaint files indicates that tourist related activities are the major cause of annoyance among the citizens of Carmel. These activities include motor vehicle and bus traffic, which cause a stop and go traffic flow on the local roadway system. Amplified music on the beach at the foot of Ocean Avenue and from restaurants is another cause of annoyance. Delivery trucks in the commercial area and garbage collection trucks represent other sources of noise within Carmel. However, localized noise problems such as branch shredders, portable leaf blowers, power lawn mowers, air conditioners and barking dogs were also noted.

The 1982 General Plan Questionnaire indicated that 65.4 percent of the respondents felt noise was not a problem in their neighborhood, 27.3 stated noise was a problem, and 7.1 percent gave no response. The sources of neighborhood noise most frequently noted by respondents were dogs, loud music from cars and portable radios, buses, trucks, cars, motorcycles, and theatres.

The table shows that there could be a slight increase in the number of persons exposed to a CNEL of greater than 60 dBA in the year 2000. Although this small change is not significant, implementation of the policies stated in this Noise Element would reduce the number of people exposed to a given noise level.

TABLE 8.1 CARMEL NOISE MONITORING LOCATIONS AND MEASURED NOISE LEVELS (1981)

	LOCATION	DECIBELS (LEQ.)*
1.	Carmel Beach (north)	59
2.	Scenic Road/12th Avenue	63
3.	Carmel Mission/Rio Road	64
4.	Ocean Avenue/Randall Way	72
5.	Ocean Avenue/San Carlos Street	69
6.	Carpenter Street/2nd Avenue	69
7.	Forest Hill Park	58
8.	Monte Verde Street/Carmel River School	48a (62)b
9.	Sunset Center/San Carlos Street	56
10.	Carmel High School/Highway 1	66
11.	Carmel Wood School/Dolores Street	58
12.	Devendorph Park/Ocean Avenue	62
13.	Little League Ball Park/Rio Road	64
14.	2nd Avenue/Junipero Street	52c
15.	Mission Trail Park	52

a. Background sound level. b. Voices from gym class in action.
c. Broad band noise from power transformer station.
* Leq is the equivalent steady state sound level which in a stated period of time would contain the same acoustic energy as the time varying sound level during the same period.

NOISE EXPOSURE INVENTORY. Section 65302(g) of the California Government Code requires that "a part of the Noise Element shall also include the preparation of a community noise exposure inventory, current and projected, which identifies the number of persons exposed to serious levels of noise throughout the community". Based on the location of the noise contours shown in Figure 8.1, and Figure 8.2 and on 1981 and 2000 population projections, the following table shows the number of persons in the City of Carmel-by-the-Sea (both within existing City limits and along Highway 1, exposed to various levels of environmental noise.

TABLE 8.2 COMMUNITY NOISE EXPOSURE INVENTORY

NOISE LEVEL CNEL	PERSONS WITHIN EXISTING CITY LIMITS 1981	2000	PERSONS OUTSIDE EXISTING CITY LIMITS 1981	2000
60 - 65	140	148	488	336
65 - 70	104	112	276	230
70 - 75	0	0	0	232

MAJOR NOISE SOURCES AND SUGGESTIONS FOR THEIR CONTROL. Control or abatement of a noise problem in Carmel can be accomplished in any one or a combination of three ways. One can quiet the source of noise or remove it; one can protect the receiver of the noise; or one can block the path between the source of the noise and the receiver to reduce the noise level. One other option, to isolate or remove the receiver of the noise is a fourth option not usually implemented. All three of these options should be pursued to reduce the noise exposure in Carmel.

State Highway 1. The greatest generator of continuous high noise levels in Carmel is State Highway 1. The residences adjacent to State Highway 1 between Carpenter Street and Rio Road are exposed to a CNEL of up to 70 dBA. This is ten dBA higher than the recommended level for residential areas of 60 CNEL suggested in the land use compatibility guidelines discussed later in this Noise Element. The noise levels along State Highway 1 in the yards of the nearest residents make conversation and normal vocal levels difficult. Even inside these homes with the windows and doors closed, highway noise is constantly audible as background level noise. The noise generated by motor vehicles on State Highway 1 is caused by a relatively large number of automobiles and trucks traveling at high speed. This high noise level coupled with the fact that residences are located close to the roadway results in a noise problem.

Truck and Bus Routes. Delivery trucks to the central business area of Carmel mainly use the following route: Carpenter Street, Second Avenue, Santa Fe Street, Third Avenue, Junipero Street, Fourth Avenue, San Carlos Street, Thirteenth Avenue and Rio Road. As is shown on Figure 8.1, noise levels along these streets are generally higher than along other streets in Carmel. Tour buses traveling through Carmel have also been identified by residents as a source of noise. Tour buses are directed in a loop pattern through Carmel on Carpenter Street, Second Avenue, Santa Fe Street, Third Avenue, Junipero Street, Eighth Avenue, San Carlos Street, Thirteenth Avenue, and Rio Road. The tour bus route is similar to the designated truck route. The main problem with trucks and buses is that in a quiet residential area the noise emitted by these vehicles stands out sharply against the low level background noise.

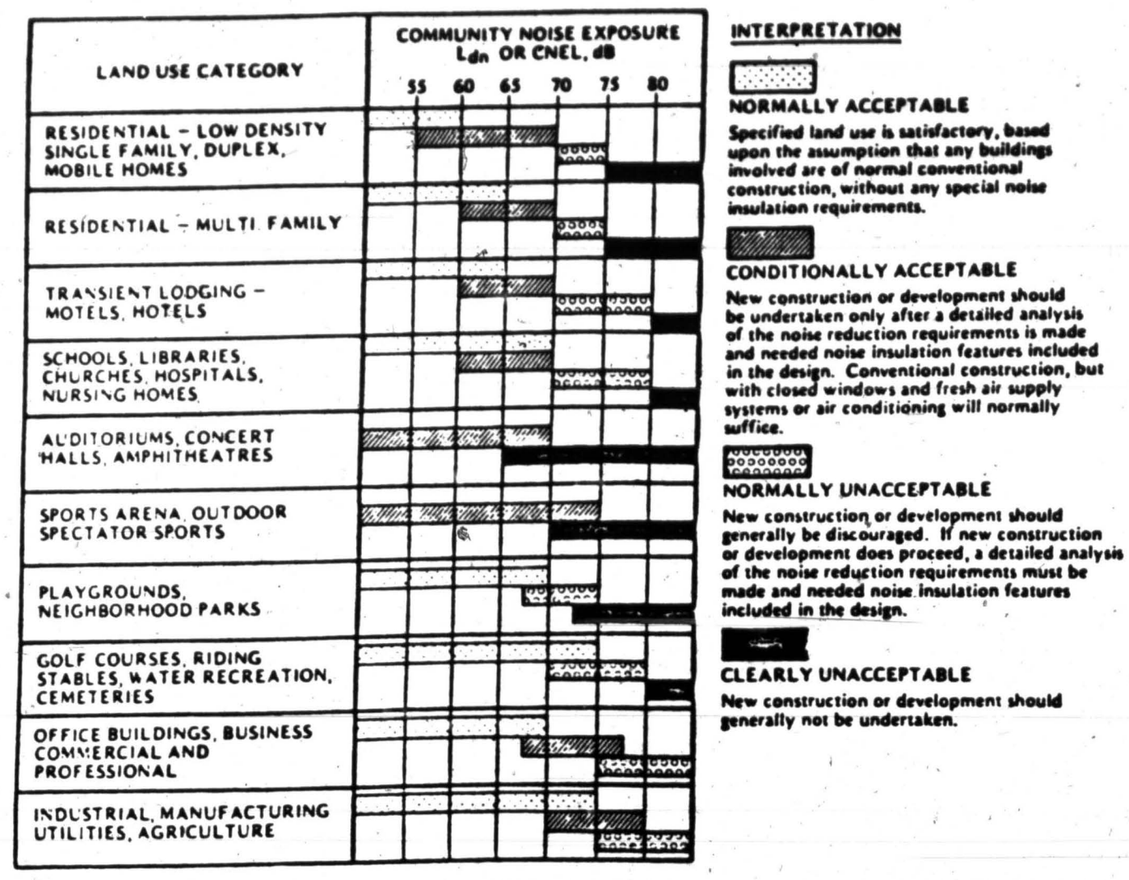
Ocean Avenue. Ocean Avenue is one of the major access arterials of Carmel. Ocean Avenue presently carries an average daily traffic of 11,000 automobiles (more during seasonal periods and weekends) with a decreasing number of motor vehicles west of the business area. Truck traffic is prohibited on Ocean Avenue from State Highway 1; therefore, the section of Ocean Avenue from State Highway 1 to east of the central business area is used by automobiles only. Within the business area, trucks have destinations on Ocean Avenue, Lincoln Street, 5th Avenue, 6th Avenue, 7th Avenue, 8th Avenue, San Carlos Street, Junipero Street, Mission Street, Dolores Street and Monte Verde Street, having to travel and unload throughout the business district. Residents living adjacent to Ocean Avenue are occasionally exposed to temporary, traffic generated, high noise levels. On an average noise level basis such as CNEL, however, residents are not exposed to noise levels higher than suggested in the land use compatibility guidelines presented in this Element.

Individual Vehicles--Trucks, Buses, Motorcycles and Automobiles. One of the most annoying and illegal sources of noise in any community, including Carmel, is unmuffled or improperly muffled motor vehicles. Section 27150 of the California Motor Vehicle Code requires that all vehicles be equipped with a properly maintained muffler. Section 27151 makes it illegal to modify the exhaust system of any vehicle. Enforcement of these sections of the vehicle code does not require the use of a sound level meter to prove a violation. In addition to the muffler regulations, Section 23130.5 of the Vehicle Code sets quantitative noise emission limits for different vehicle classes. Enforcement of this section requires noise monitoring equipment and trained personnel. Since almost all the vehicles that violate the quantitative limits have faulty or modified exhaust systems, it is generally more cost effective for a city to cite noisy vehicles under sections 27150 and 27151.

Miscellaneous Noise Sources. Other noise sources have also been identified as common problems in Carmel. Barking dogs, especially during the night, represent a nuisance type of noise problem that can reduce the quality of life in a residential neighborhood. Power saws, leaf blowers and other assorted power tools (such as branch shredders and street sweepers operated by the City) are often annoying to neighbors. The variety of power tools in use and because some are used exclusively outdoors, makes enforcement of fixed noise emission

Figure 8.3

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS (1)


LAND USE CATEGORY
COMMUNITY NOISE EXPOSURE Ldn OR CNEL, dB
55 60 65 70 75 80
RESIDENTIAL – LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES
RESIDENTIAL – MULTI FAMILY
TRANSIENT LODGING – MOTELS, HOTELS
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS
PLAYGROUNDS, NEIGHBORHOOD PARKS
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE
INTERPRETATION
NORMALLY ACCEPTABLE
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
CONDITIONALLY ACCEPTABLE
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
NORMALLY UNACCEPTABLE
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
CLEARLY UNACCEPTABLE
New construction or development should generally not be undertaken.

CONSIDERATIONS IN DETERMINATION OF NOISE-COMPATIBLE LAND USE

A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L_{dn}.

B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Community Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of L_{dn}. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

(1) Office of Noise Control, California Department of Health (1976).

limits difficult. The hours during which these tools are used, however, can be regulated. Noise from military drills at Fort Ord are also heard sometimes in Carmel. Other activities which generate noise and which may cause annoyance include amplified music, public address systems, and refuse collection, are best controlled through the adoption of a quantitative community noise ordinance.

THE NOISE ELEMENT AS A PLANNING TOOL. The noise exposure contours for Carmel provide baseline information that will be very useful in the City's planning efforts. Some of the more important uses follow.

Exterior Noise Levels and Land Use Compatibility. Over the years many studies have been performed to determine how much noise is acceptable for different land uses. Figure 8.3, summarizes this information, based on a chart developed by the Office of Noise Control of the California Department of Health. Figure 8.3 shows, for various land uses, the noise level (Ldn or CNEL) below which the land use would be considered compatible with the exterior noise environment with no special noise insulation requirements. Figure 8.3 also shows the noise level above which the land use would be considered unacceptable due to the difficulty of providing the required noise reduction. The chart indicates that there is often a large range of exterior noise levels for which a land use could be made compatible if the necessary noise reduction features are included in the design of the project. The land use compatibility chart used in conjunction with the noise exposure contours will, therefore, provide additional input into the decision making process. Proposals to rezone parcels, for example, can be quickly evaluated for any potential conflicts with the existing noise environment.

Environmental Review. In a more specific sense, the noise exposure contours are the City's noise data base, and will be of interest to all who are involved in the environmental review process. The contours and the land use compatibility chart will be helpful in identifying the potential noise impacts associated with a project during the initial environmental study phase.

The Noise Exposure Contours and the California Noise Insulation Standards. The California noise insulation standard for multi family dwellings (Title 25 of the California Government Code) requires an acoustical report for dwellings proposed in areas where the CNEL exceeds 60 dBA. The purpose of the acoustical report is to demonstrate the manner by which the development will meet the standards for interior noise levels. The year 2000, 60 CNEL noise contour on the noise exposure map (Figure 8.2) should be used to determine where a noise measurement will be required to determine compliance with the standard. When a development would be located in an area where the CNEL exceeds 60, on site noise measurement should be required, because local conditions on site may cause somewhat different noise levels than the contours show. If the noise measurement shows that the on site CNEL exceeds 60 then the acoustical report would be required. Developments located outside the 60 CNEL contour would not require a measurement, as, in general, the noise contours slightly overestimate the noise level.

Noise Mitigation Measures. In some situations it is necessary to construct noise sensitive developments in noisy areas. The following discussion of noise mitigation measures is intended to provide an overview of the kinds of steps that can be taken to reduce or eliminate noise impacts. Noise control engineering is a complex discipline. Any proposed solutions to noise problems must not interfere with structural, architectural, or building code requirements. Noise mitigation measures should also be assessed against other community values such as open space, aesthetics, maintenance problems, etc. Each project has its own special problems, and mitigation measures which are cost effective for one project may not be for another. Regardless of the measures employed for a project, mitigation is always cheaper and generally more effective if it is included in a project during the design phase. The measures or combinations of measures used to mitigate noise fall into four major categories: site planning; architectural layout; noise barriers; and construction modifications.

V. Appendices

APPENDIX A. COMMUNITY QUESTIONNAIRE

The following questionnaire was distributed to the community during the month of August, 1982. The purpose of the questionnaire was to assess the opinions of the City's registered voters on issues associated with the revision of the General Plan. It is the City's intent to continue to use the results of this questionnaire in an advisory and nonbinding manner.

TO: MAYOR AND CITY COUNCIL
PLANNING COMMISSION
GENERAL PLAN COMMITTEE

FROM: CITY ADMINISTRATOR DDP

DATE: SEPTEMBER 15, 1982

SUBJECT: GENERAL PLAN QUESTIONNAIRE

Attached is a tabulation of the results of the General Plan Questionnaire. The City received 1,776 questionnaires out of a total number of approximately 3,900 registered voters. This represents approximately 46 percent. The number of responses is greater than the number of people voting in the last Municipal election.

This tabulation does not include appendices A and B because they constitute 12 additional pages. Appendix A is a listing of fill-in responses to the question of other businesses which might be further restricted. There are 390 listed.

Appendix B is a listing of fill-in responses to other sources of noise in the neighborhood and there are 188 listed.

Both lists are available at City Hall.

Douglas D. Peterson

CITY OF CARMEL-BY-THE-SEA
GENERAL PLAN QUESTIONNAIRE

1. Should the City seek ways to restrict the the number of tourist oriented businesses within the City?

YES	1407	79.2%
NO	258	14.5
NO RESPONSE	111	6.1

2. If you agree that tourist oriented businesses should be restricted, please answer the following questions:

a. RESTAURANTS

ALLOW NO MORE	890	50.1%
SEEK REDUCTION	282	16.4
BOTH	21	1.1
NO RESPONSE	573	32.2

b. ART GALLERIES

ALLOW NO MORE	820	46.1%
SEEK REDUCTION	373	21.0
BOTH	31	1.7
NO RESPONSE	552	31.0

c. REAL ESTATE OFFICES

ALLOW NO MORE	848	47.7%
SEEK REDUCTION	422	23.7
BOTH	30	1.6
NO RESPONSE	476	26.8

d. GIFT SHOPS

ALLOW NO MORE	783	44.0%
SEEK REDUCTION	548	30.8
BOTH	42	2.3
NO RESPONSE	403	22.6

e. JEWELRY STORES

ALLOW NO MORE	792	44.5%
SEEK REDUCTION	460	25.9
BOTH	29	1.6
NO RESPONSE	495	27.8

f. OTHER

(SEE APPENDIX A)

3. Do you feel the City should subsidize residentially oriented businesses?

YES	444	25.0%
NO	1217	68.5
NO RESPONSE	115	6.3

4. Should the City explore means of providing housing for low income residents?

YES	972	54.7%
NO	741	41.7
NO RESPONSE	63	3.4

5. Should the city allow "second kitchens" in single family

dwellings? This would then permit the renting of such quarters and has been suggested as a means of supplying low and moderate housing.

YES	1270	71.5%
NO	449	25.2
NO RESPONSE	57	3.1

6. Do you have trouble parking in downtown Carmel?

YES	1254	70.6%
NO	423	23.8
NO RESPONSE	99	5.5

7. Who should finance parking in the business district?

a. Business

YES	393	22.1%
NO	45	2.5
NO RESPONSE	1338	75.2

b. City

YES	329	18.5%
NO	75	4.2
NO RESPONSE	1372	77.1

c. City and Business

YES	896	50.4%
NO	77	4.3
NO RESPONSE	803	45.1

d. None of the above

YES	96	5.4%
NO	67	3.7
NO RESPONSE	1613	90.8

8. Is automobile parking in your neighborhood a problem to you and your guests?

YES	657	36.9%
NO	1066	60.0
NO RESPONSE	53	2.9

9. Do you approve of a preferential parking program for residents within the residential areas?

YES	1263	71.1%
NO	414	23.3
NO RESPONSE	99	5.5

10. Do you favor the construction of a parking facility at the north end of Sunset Community and Cultural Center?

YES	1221	68.7%
NO	443	24.9
NO RESPONSE	112	6.2

11. Do you think the City should acquire more property for public use such as:

a. Beach Property

YES	417	23.4%
NO	1025	57.7
NO RESPONSE	334	18.7

b. Housing for Elderly

YES	866	48.7%
NO	689	38.7
NO RESPONSE	221	12.4

c. Open Space

YES	654	36.8%
NO	800	45.0
NO RESPONSE	322	18.0

d. Parking

YES	913	51.4%
NO	602	33.8
NO RESPONSE	261	14.6

e. Parks

YES	666	37.5%
NO	816	45.9
NO RESPONSE	294	16.5

12. Do you feel that the City now owns the land that should be sold?

YES	599	33.7%
NO	827	46.5
NO RESPONSE	350	19.7

13. Do you favor the annexation of areas adjacent to Carmel-by-the-Sea?

YES	582	32.7%
NO	1020	57.4
NO RESPONSE	174	9.7

14. Should the City pursue legislation which would allow the citizens of Carmel-By-The-Sea to vote on all annexation issues?

YES	1401	78.8%
NO	281	15.8
NO RESPONSE	94	5.2

15. Do you favor additional public transportation within Carmel?

YES	705	39.6%
NO	952	53.6
NO RESPONSE	119	6.6

16. Do you believe that public transportation services to and from Carmel are adequate?

YES	1282	72.1%
NO	325	18.2
NO RESPONSE	169	9.4

17. How often do you use public transportation services?

a. Five or more times a week	79	4.4%
b. 1-4 times per week	105	5.9
c. A few times per month	411	23.1
d. Do not use	1131	63.7

18. Do you approve or disapprove of the following existing uses within the residential district?

a. Second Kitchens

APPROVE	1208	68.0%
DISAPPROVE	422	23.7
DON'T KNOW	75	4.2
NO RESPONSE	71	3.9

b. Guest Houses

APPROVE	1193	67.1%
DISAPPROVE	399	22.4
DON'T KNOW	88	4.9
NO RESPONSE	96	5.4

c. Rooming Houses

APPROVE	622	35.0%
DISAPPROVE	876	49.3
DON'T KNOW	150	8.4
NO RESPONSE	128	7.2

d. Clubs and Institutions

APPROVE	738	41.5%
DISAPPROVE	688	38.7
DON'T KNOW	227	12.7
NO RESPONSE	123	6.9

e. Residential Motels

APPROVE	641	36.0%
DISAPPROVE	875	49.2
DON'T KNOW	155	8.7
NO RESPONSE	105	5.9

19. In order to decrease traffic congestion on Highway One, the following should be done:

a. Widen existing Highway One	547	30.8%
b. Construct a road along Hatton Canyon	801	45.1
c. Leave it as it is	258	14.5
d. No Opinion	120	6.8

20. Is noise a problem in your neighborhood?

YES	486	27.3%
NO	1162	65.4
NO RESPONSE	128	7.1

21. If noise is a problem in your neighborhood, the source is:

a. Motor Vehicles

YES	432	24.3%
NO	54	3.0
NO RESPONSE	1290	72.6

b. Neighbors

YES	104	5.8%
NO	85	4.7
NO RESPONSE	1587	89.3

c. Equipment

YES	122	6.8%
NO	69	3.8
NO RESPONSE	1585	89.2

d. Other

SEE APPENDIX B

22. Should there be more control of development in the commercial district?

YES	1275	71.7%
NO	368	20.7
NO RESPONSE	133	7.5

23. Should the City continue to monitor projects outside the City limits but within the zone of influence?

YES	1312	73.8%
NO	311	17.5
NO RESPONSE	153	8.6

24. The City is considered to be divided into four areas by Ocean Avenue and San Carlos. In which area do you reside?

N.W.	321	18.1%
N.E.	453	25.5
S.W.	577	32.4
S.E.	378	21.3
NO RESPONSE	47	2.6

25. Are you employed outside the home?

YES	867	48.8%
NO	853	48.0
NO RESPONSE	56	3.2

26. Do you have an automobile?

YES	1598	89.9%
NO	136	7.6
NO RESPONSE	42	2.5

27. Where do you purchase the majority of the following products?

	GROCERIES	GAS
a. Within Carmel-by-the-Sea	396	459
b. At the mouth of Carmel Valley	1145	480
c. Elsewhere	393	604
d. Do not purchase	15	43

APPENDIX B. ENVIRONMENTAL SAFETY TECHNICAL APPENDIX

This appendix contains technical background material related to the seismicity and seismic hazards issues addressed in the Environmental Safety Element. Specifically, the appendix has four sections:

Section 1: Definitions of Earthquake Severity and Faults;

Section 2: Definitions of Seismic Hazards;

Section 3: Geotechnical Evaluation Map; and

Section 4: Definition of Acceptable Risks.

SECTION 1. DEFINITIONS OF EARTHQUAKE SEVERITY AND FAULTS

Earthquake severity is usually measured in terms of magnitude and intensity. Magnitude is an instrumental measure of the amplitude of the seismic waves and is related to the amount of energy release--an amount that can be estimated from seismographic recordings. Magnitude assigns a value to the calculated energy release, this system can rank earthquakes and compare them one to another. By this method, an earthquake is rated independently of the place of observation. In the United States, the magnitude of earthquakes is expressed according to the Richter Magnitude Scale.

Intensity is a subjective measure of the force of an earthquake at a particular place as determined by the physical manifestation (i.e., its effects on persons, structures, and earth materials). The intensity of an earthquake related to local soil, groundwater, foundation conditions, type and design of structures, and duration of shaking. Intensity ratings, therefore, are based on visual observation and are not measured with instruments. The principal scale in use, today, in the United States is the Modified Mercalli, reproduced in Table B-1.

ACTIVE, POTENTIALLY ACTIVE AND INACTIVE FAULTS. The definitions of the categories active, potentially active, and inactive faults used by the California Division of Mines and Geology and adopted in the Environmental Safety Element are:

Active: Those faults which have moved or have shown activity within the last 11,000 years.

Potentially Active: Those faults which have moved or have shown activity within the last three million years.

Inactive: Those faults that have not moved or shown activity within the last 3,000,000 years.

SECTION 2. DEFINITIONS OF SEISMIC HAZARDS

The principal seismic hazards are described in further detail in this section.

Faulting and Ground Rupture. One of the primary concerns for public safety along active and potentially active faults is the possibility of sudden ground rupture during an earthquake. This occurs during an earthquake when fault movement intersects the ground surface. Surface rupture does not occur every time a fault moves. In the event of an earthquake of high magnitude along the San Andreas Fault, displacement of several feet is possible with accompanying ground rupture. Most of the displacement would probably be in a horizontal direction though some vertical movement might also occur. Ground rupture may not be confined to a single line but could be manifest in a zone as much as several hundred feet wide along the surface traces as mapped.

While many faults run through Monterey County, each fault does not in itself indicate a surface rupture hazard. The fault must also be active or potentially active. Therefore, an evaluation of the possibility of surface rupture must include both fault identification and delineation, and classification of the fault with respect to activity.

Satisfying these two requirements is generally not simple. The existence of the fault is either known or suspected, based on geological reconnaissance or other mapping techniques, but its precise location may not be defined, and its activity status may be either unknown or in question. This situation commonly occurs because classification of faults with respect to activity often requires detailed subsurface exploration which is time consuming, costly and not part of commonly conducted geologic studies.

Ground Shaking. It has been long recognized that the intensity of ground shaking and the potential for building and structural damage due to this cause are profoundly influenced by local soil conditions. There is now considerable evidence to show that structural damage due to shaking is not simply a function of soil depth but also, the engineering properties of the soil deposit. Damage is particularly likely to occur when the natural period of vibration of a building is similar to that of the soil deposit on which it is constructed. Thus low, short period buildings tend to suffer major damage due to earthquake shaking when they are located in shallow short period soil deposits. Conversely, tall multi story buildings tend to suffer greater damage when they are located on deeper, long period deposits. In such cases, a quasi resonance condition between a structure and the underlying soil deposits can develop, producing very strong shaking in the structure.

Damage to structures from ground shaking is caused by the transmission of earthquake vibrations from the ground into structures. The variables which determine the extent of damage are: 1) the characteristics of the underlying soils and/or rocks; 2) the design and configuration of the structure; 3) the quality of materials and workmanship used in construction; 4) the location of the epicenter and magnitude of the earthquake; and 5) the duration and character of the ground motion. The potential for damage to existing structures due to ground shaking in the Carmel area is considered greatest in the areas of saturated soils along the Carmel River. It is least in areas where bedrock is near the surface.

Ground shaking caused by an earthquake will affect all of the structures in Carmel, to some degree. It is the intent of the various building regulations to provide some measure of protection against this hazard, but many of the older buildings were constructed before earthquake resistant provisions were included in the Building Codes. Other newer buildings may have been built at times when code enforcement was not very rigid or demanding. Since design standards for seismic resistance have been changing rapidly, some structures that were constructed to what were considered to be high standards at one time may be more vulnerable to damage than was anticipated.

Ground Failure. Ground failure potential is related to the duration and intensity of shaking, the location and magnitude of the quake, and the characteristics and condition of the ground at the time. The longer the shaking goes on, the greater the potential for ground failures to occur.

Ground failure resulting from shaking can take the general form of liquefaction, lurch cracking and lateral spreading, all forms of slope failure including landslides, differential compaction and localized settlement. Another possible form of ground failure is regional tilting and warping which generally would occur only during large earthquakes as a result of major tectonic displacements.

Liquefaction. Liquefaction is the loss of strength of soil due to the seismic forces acting on water saturated granular soils. This loss of strength leads to a quicksand condition and is a mechanism causing many types of ground failure. Where the liquified granular layer occurs at the surface objects can either sink or float depending on their density. The evaluation of potential for liquefaction is complex and must consider soil type, soil density, groundwater table and the duration and intensity of shaking. Liquefaction occurred during the 1906 earthquake in the lower Carmel Valley, and other portions of Monterey County.

Available data indicate that liquefaction will most likely occur in deposits of saturated unconsolidated alluvium or similar deposits of artificial fills. The most likely places for liquefaction to occur are in the area adjacent to the Carmel River, and in beach and sand dune areas.

Lurch Cracking and Lateral Spreading. Ground shaking, settling, compaction of soil, and sliding produce irregular fractures, cracks, and fissures from a few inches to many feet in length, often collectively termed lurch cracking. Such fractures may displace soil and earth in a manner similar to faults. Fractures are rare in solid rock; most significant in weathered rock, alluvium and soil. Lateral spreading with accompanying cracking and soil displacements, is the near horizontal movement of soil masses, generally toward an open face such as stream banks or the open side of fill embankments.

Fracture patterns from lurch cracking and lateral spreading may be controlled by the configuration of shallow bedrock structures, by highway surfacing, by the margins of fill, and engineering structures. Fractures are often accompanied by sand boils and mud volcanoes which are evidence of liquefaction. Fracturing may cause damage many miles from the epicenter of an earthquake. Another effect is the extensive rippling and fracturing of pavements and curbs. These effects are characteristic of earthquakes large enough for significant ground motion to occur. The larger the earthquake magnitude the more extensive are these effects.

The available data indicate that these forms of ground failures are more likely to occur in areas underlain by deep, relatively loose saturated alluvium. The ground shaking resulting from the 1906 earthquake, produced numerous examples of fracturing, cracking, fissuring, and/or lateral spreading in the Carmel Valley.

Slope Failure. Mass movements of loose rock, soil, and water saturated, weathered materials are common occurrences in all earthquakes large enough to be felt. They consist of rock falls, landslides, rock avalanches, mud and debris flows, and all other types of gravitational earth movement from very minor landslides to massive slides involving millions of cubic yards. Steep slopes favor such mass movements. That is why slides occur so frequently in highway cuts and on downhill road shoulders. However, liquefaction of fine sandy sediments may lead to failures on very gentle slopes (lateral spreading). High rainfall and saturation by water are also contributory to mass earth movements.

In a major earthquake, there are usually large mass movements of rock and earth over wide areas, and many hundreds of landslides. There can be severe landslide damage, particularly to highways, up to 75 miles or more from the earthquake epicenter. There can be mass movements of earth, rock, and pavement at bridges and overpasses; repaired movements may be redamaged by aftershocks. Old landslides in or near fault zones may be reactivated. In addition, aftershocks may trigger successive slides for weeks or even months after a major or great earthquake.

Although groundwater saturation favors gravity propelled movements of earth and rock, sliding also occurs in dry materials. Inadequately compacted fills, and fills placed over weak materials are particularly susceptible to sliding.

Landslides may occur on gently sloping ground. Many failures along creek banks are a form of landslide called lateral spreading. This form of landslide can affect areas many hundreds of feet back from the top of the creek bank.

Other Forms of Failure. Tectonic subsidence and/or uplift (regional tilting and warping) may occur over several square miles in larger earthquakes. In sizeable earthquakes, groundwater and surface water regimes are also often disrupted. No estimate of the probability of these events occurring in Carmel or Monterey County is possible with data presently available.

Seismically Induced Water Waves. The seismic sea wave, or tsunami, is produced by subsidence or large areal displacement of the ocean bottom or earth movement along the coast. Tsunamis move at velocities of 350 to 500 miles per hour in deep open water and may be up to 100 miles in length. Approaching the shore, at a slower speed, the wave may reach a height of 50 feet.

There is no record of any tsunami more than ten feet high occurring along the Monterey County Coast, but major to great Pacific Ocean earthquakes have caused damage along the California Coast. Twelve people lost their lives in a tsunami affecting Crescent City at the time of the Alaskan earthquake of 1964. There also was damage in boat harbors, and to other marine installations.

Minor damage was experienced along the California coast at the time of the 1960 earthquake in Chile.

Tsunami inundation could occur along the margins of Monterey and Carmel Bays

and surrounding beach areas. The following properties of a tsunami are important and should be understood.

- A tsunami is not a single wave but a series of waves, and the first wave is not necessarily the largest.
- The swift currents generated by receding or incoming waves are an additional hazard, and these can damage moored boats and marinas.
- Before a tsunami, or after the first wave, water may withdraw from the coast, exposing large areas of the shore.

The U.S. Army Corps of Engineers is presently studying methods of tsunami long range forecasting for Pacific coastal communities. The U.S. Government has established a tsunami warning system to alert potentially effected coastal communities.

SECTION 3. GEOTECHNICAL EVALUATION MAP

Figure B-1 indicates six classes of zones ranging in prevalence of seismic hazards from Zone I (least) to Zone VI (greatest). Table B.2. illustrates the extent of the hazards within each zone. It is possible to zone and describe the seismic hazards through a single chart because of the similarity of physical conditions prevailing throughout this area. The hazard ratings noted on the geotechnical maps are general, indicating the distribution of conditions to be expected within the areas in each class of zone shown on the map. The ratings of the several hazards should be used with caution in making judgments regarding the relative capability of lands to support any particular use, existing or prospective. Although the maps should be helpful in preliminary evaluation of sites for specific facilities and uses, extreme caution is needed to avoid drawing erroneous conclusions because of the generality of the basic information.

The boundaries shown on the Geotechnical Evaluation map are only approximate and the units shown are necessarily generalized on the basis of topographic, geologic, and soil data available for interpretation. The boundaries, then, are subject to modification and adjustment in the event of more detailed studies in those locations. The maps can be utilized for planning purposes to determine areas of relatively low geotechnical hazard potential for development in relation to areas of greater or high hazard potential. Certain high hazard areas may be unavoidable, so it is important to require sufficiently detailed geotechnical studies to properly identify the extent of the hazards and provide mitigating measures for the planned land usage or proposed development in such areas.

In making recommendations for future geotechnical investigations, it is necessary to take into account the type of planned land usage and the geotechnical conditions affecting each site. Recommended procedures for determining the type and extent of future geotechnical investigations are included later in this element.

SECTION 4. DEFINITION OF ACCEPTABLE RISK

This section: (a) defines the term acceptable risk, (b) assigns various structures, occupancies, and land uses to risk classees, (c) defines what constitutes acceptable damage to structures in each risk class, and (d) defines high hazard areas.

Acceptable Risk. The term acceptable risk is used to describe the level of risk that the majority of citizens will accept without asking for governmental action to provide protection.

Classification of Structures and Occupancies. Five classes of structures and occupancies are established for the purpose of risk rating. The first two classes include critical facilities and occupancies: those structures and occupancies which are especially important for the preservation of life, the protection of property, or for the continuing functioning of society. Less critical structures and occupancies are include in Classes 3, 4, and 5.

Table B.3, describes the kinds of facilities and occupancies in each class.

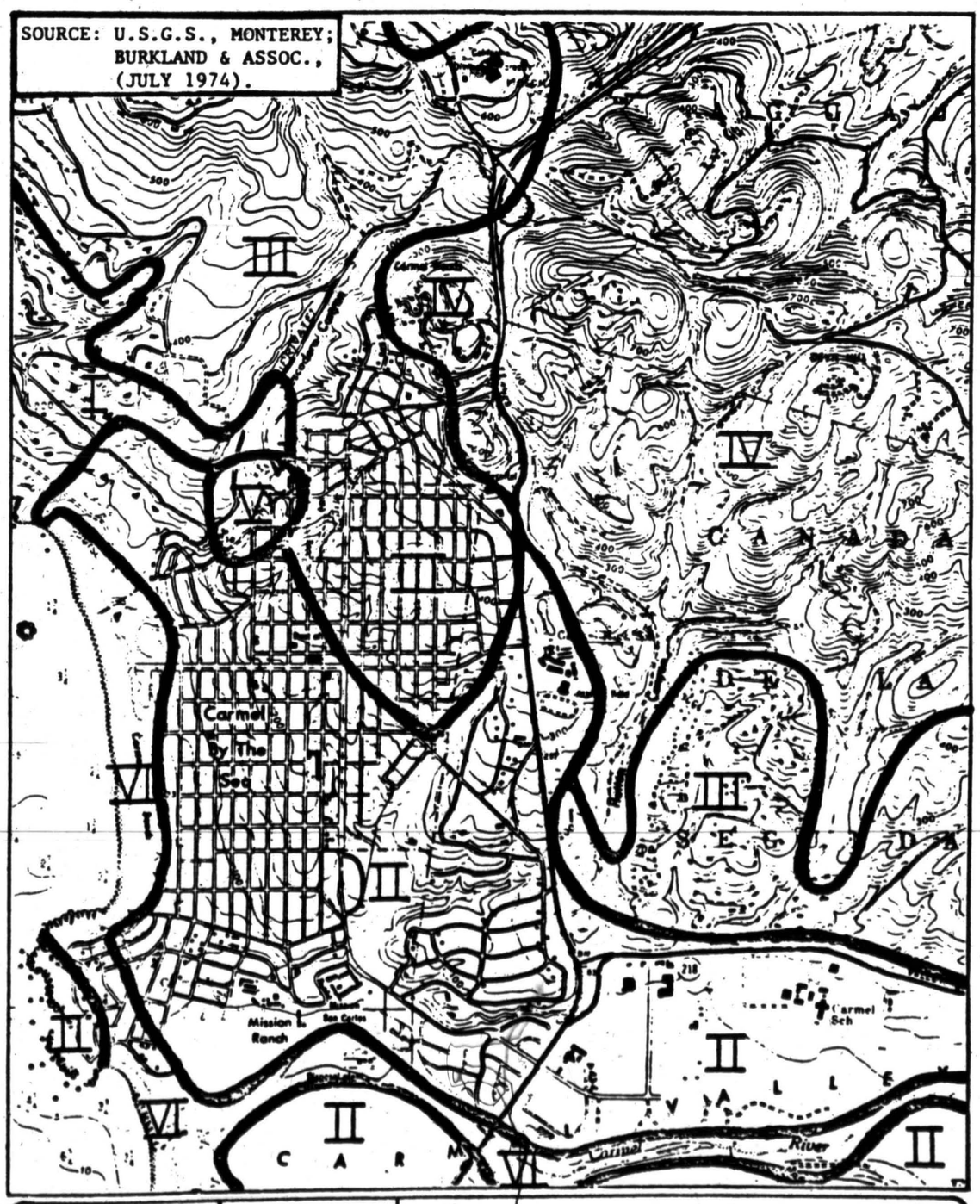


FIGURE B.1 GEOTECHNICAL EVALUATION MAP

Refer to TABLE B.2 DISTRIBUTION OF HAZARDS

Except where otherwise indicated, damage relates to that which could be expected from an earthquake of magnitude 8.3 on the Richter scale with an epicenter within 50 miles. This is similar in magnitude to the 1906 earthquake on the San Andreas Fault (and is defined as a great earthquake) (Spangle, 1975)

High Hazard Areas. For the purpose of applying seismic safety policy, the following areas are defined as high hazard areas:

- zones one eighth mile each side of active or potentially active faults;
- areas of tsunami hazard;
- areas on Figure 7.1 indicated as subject to liquefaction, strong ground shaking, and landsliding; and
- geotechnical evaluation zones IV, V, and VI of Figure B-1.

Acceptable damage is damage incurred during the maximum possible event such as the 100 year flood or the maximum probable earthquake. Acceptable locations for each class of structures are also given based on the environmental hazard classification of the site upon which the building is planned. Geotechnical evaluation zones II and III may be considered generally moderate hazard areas, and zone I may be considered a generally low hazard area. Proposed building sites must be considered on an individual basis, however, since local variations exist at scales smaller than is indicated on the accompanying maps. Boundaries shown are only approximate and units are generalized as explained earlier.

VI. Environmental Impact Report

GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (EIR)

PURPOSE. The California Environmental Quality Act of 1970, as amended, provides an opportunity for public officials and interested citizens to review the possible effects of specific development proposals. The review procedure allows information to be available in advance of decisions to approve or deny significant projects and allows a determination to be made regarding the effects on the physical environment and consequently on the quality of life.

LEVEL OF DETAIL. There is a distinct difference between the level of detail of a General Plan and that of precise plans for actual development at any specific locations described in the General Plan. Similarly, the EIR for a General Plan is intended to identify major critical issues on a citywide basis. This early warning system permits public officials and interested citizens to be aware of specific information which should be futher explored and included in EIRs prepared for specific development projects.

RELATIONSHIP TO THE GENERAL PLAN. The intent of the General Plan is to include much of the pertinent environmental analysis in each of the plan elements rather than in the separate EIR document. This EIR is a separate section of the General Plan which reviews and identifies those locations in the plan where the environmental setting, impacts, and mitigation are included. Together, this General Plan and EIR should provide an overall framework against which subsequent, more specific action plans can be evaluated.

DESCRIPTION OF THE PROJECT AND SETTING

PROJECT DESCRIPTION. The project consists of an update and revision of the Carmel-by-the-Sea General Plan. The revision is intended to supercede the General Plan of 1973, as amended.

PROJECT JUSTIFICATION. The General Plan is mandated by State law; see Purpose of the General Plan, General Plan page 1.

PROJECT SETTING. See Regional Setting and Physical Characteristics, General Plan page 8.

PLAN STUDY AREA. See State and Regional Maps, General Plan page 8; and Figure 1.4, Proposed Sphere of Influence and Urban Service Boundaries, General Plan page 45, and the Figure 1.6 General Plan Map, page 47.

WHOM THE PROJECT SERVES. See Purpose of the General Plan, General Plan page 1; Citizen Participation, General Plan page 3; and Residents, General Plan page 10.

DESCRIPTION OF THE PLAN AREA ENVIRONMENT

Natural resources are discussed in the Conservation Element; specific environmental detail is further discussed in the Environmental Safety Element, Scenic Highways Element, and the Open Space Element. Existing physical facilities are discussed in the Sociocultural and Public Facilities Element, Circulation Element, and the Environmental Safety Element. Also, see the Regional Setting and Physical Characteristics Sections of the General Plan.

SIGNIFICANT EFFECTS OF THE GENERAL PLAN

The General Plan serves as a basis for evaluating individual specific projects and their impacts on the surrounding community. The impact and effects of the General Plan policies on the City and its environment have been continually evaluated in the development of the policies. The entire General Plan document has been prepared with careful consideration of the effects on the total environment of the whole City: economic, social, and physical; thus, many of the policies will have beneficial impacts on community development.

The impact of the General Plan as a policy document is difficult to measure until implementation of the proposed policies is initiated. The overall environmental impacts of the General Plan revisions are limited since the City's basic structure and land use pattern are set. The land development projected to the year 1993 consists mainly of infilling of the few remaining undeveloped and underdeveloped parcels with the City. The continuance of existing development patterns in the Sphere of Influence is also planned. The revision of the General Plan will serve to better control existing, new or proposed land uses and, therefore, reduce any environmental impacts.

The following element by element discussion presents the effects expected from implementation of the associated General Plan policies. In some cases, policies may be evaluated by the City and not implemented, in which case some of the effects would not occur.

1. Land Use Element

- Maintenance of the City's residential character by limiting the number and types of nonresident serving commercial uses.
- Definition of a precise boundary for the commercial district.
- Increase in opportunities for residentially oriented commercial uses.

- Eventual increase in residential uses in the commercial districts with a corresponding decrease in retail uses; potential sales tax revenue reductions.
- Reduction over time in certain types of commercial uses (such as restaurants, bars, art galleries, real estate offices, gift shops, and jewelry stores).
- A reduction of hostelry tax revenues; based on a policy to limit or eliminate motels in the single family residential neighborhoods.
- Maintenance of existing schools, churches, clubs, and foundations in the R-1 District.
- Reduction of employee related parking in the single family residential neighborhoods; corresponding increase in residential parking.
- Protection and enhancement of the City's traditional village scale and character.
- Improvement of visual aesthetics through zoning regulations.
- Improvement of City planning for development in its Sphere of Influence.
- Improved enforcement of City Zoning Code policies; increase in City staff costs.

2. Circulation Element

- Land use measures to reduce commercial uses may decrease existing congestion and improve traffic flow.
- City expense for purchase of traffic counters.
- City expense for establishment of ongoing, accurate local traffic volume data.
- Improvement of circulation patterns through restricting delivery times and establishing truck parking spaces at certain times.
- Reduction in parking opportunities for employees because of residential parking program or other methods. Unless replacement parking is sufficient and/or public transportation incentives are effective, persons looking for parking may adversely affect traffic patterns.
- Preservation of the City's unique roadway and median design.
- Elimination of tour bus parking throughout the City (and related noise); possible traffic conflicts at a new long term bus parking site (location to be determined).

3. Housing Element

- Increased supply of low and moderate cost housing. This is not expected to result in a significant population increase, since many of the units already exist.
- Improvement in the quality of low and moderate cost housing; increased City administrative expenses for inspection of dwelling units.
- Preservation of existing residences through improved maintenance.
- Increased availability of residential uses in the commercial district.
- Preservation of the existing design, scale, and residential character of the City.

4. Sociocultural and Public Facilities Element

- Continuation of the availability of local facilities for social, cultural and public services activities.
- Preservation and improvement of the level of service at the Harrison Memorial Library; potential user charge to non Carmel residents.
- Expense for expansion of City Hall facilities.
- Improvement in fire protection services.
- Increased recreational opportunities at local schools; expenses for maintenance, equipment and supervision.
- Preservation of City parks and open space.

5. Significant Buildings Element

- Increased review of public and private plans to maintain and preserve local significant structures and locations.
- Development of an inventory of significant sites.
- Development of incentives to preserve buildings through private ownership.
- Potential establishment of a Historic District within the Zoning Code to protect whole areas where several individual significant structures may exist.
- Possible protection of very significant buildings with local, state, or federal historic place or landmark status.

6. Open Space/Conservation/Scenic Highways Element

- Establishing priorities and listing of desired open space land.
- Potential reevaluation of the Monterey Peninsula Water Management District water allocation formula.
- Conservation of additional water through implementation of new water saving measures, including retrofitting of water conserving devices.
- Plan recognition of Carmel's limited water resources and adoption of measures to preserve the resources.
- Development of a water use prioritization schedule giving highest consideration to residential uses; could adversely affect other uses if implemented.
- Additional City control over development within the potential archaeologically significant zone.
- Preservation of the scenic vistas along Junipero Street and Scenic Road.
- Preservation of beach, forest and park resources for appropriate public use and as important biological and natural resources.
- Impacts of the plan on water quality and air quality are not adverse and will not affect local, regional or state, plans for these resources.
- Energy consumption increases are not to be significant.

7. Environmental Safety Element

- Continued exposure of residents to seismic, ground shaking, flooding, forest fires, high winds and tsunamis and other natural hazards which presently exist in Carmel.
- Reduced exposure of land uses to unacceptable risks.
- Greater sunvivability of essential transportation, utility communication and emergency shelter facilities in or near high hazard areas.
- Increased public awareness of hazards and safety plans.
- Increased knowledge of potential geologic hazards.
- Improved construction of structures to resist seismic hazards.
- Development of a tsunami warning and evacuation plan.
- Reduction of fire hazards.
- Increased fire detection capabilities.
- Reduction of potential flood damage.
- Designation of specific, essential primary and secondary facilities and evacuation routes to be used in the event of a major disaster.
- Increased City expense for public tree inspection program.

8. Noise Element

- Compatibility of new developments with the surrounding environment.
- Reduced vehicle noise emissions.
- City expense for purchase of sound monitoring equipment.
- Reduced noise from delivery trucks and tour buses, through restrictions on travel routes and parking, and from barking dogs and electronic amplifers.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS RESULTING FROM IMPLEMENTATION OF THE GENERAL PLAN

No significant, unavoidable, adverse impacts are anticipated due to the adoption and implementation of this revised General Plan. The adoption of these revisions will reduce adverse effects on the City's predominantly residential character and "village in a forest" atmosphere due to the new policies and land use controls. Impacts identified in the previous section can be eliminated over time as the policies are implemented.

MITIGATION MEASURES PROPOSED TO MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS

The primary adverse impacts of the General Plan relate to the two types of costs inherent in the proposed increase in City regulatory policies: reduced revenues and increased expenses. As previously noted, sales tax and hostelry tax revenues would be reduced based on a general reduction in commercial uses and based on the number of hotels which are eliminated and replaced with other uses. One source of increased revenues may be parking ticket fines if a stronger ticketing policy is implemented. Increased staff and capital expenses were also identified in conjunction with the hiring of an additional code enforcement officer, purchase of traffic and noise monitoring equipment, and implementation of various inspection and permit programs, especially in the areas of land use, housing, significant buildings and environmental safety. The following measures are recommended to mitigate the adverse impacts associated with this General Plan.

- Phase reductions of revenue generating uses so as to not create an undue burden on the municipal budget which presently depends heavily on hotel and retail sales generated taxes. Such phasing may occur naturally over time.
- Charge user fees for all appropriate permits, inspections, recreation programs and other services provided by City staff. Review charges annually to ensure that applicable expenses are recovered.

ALTERNATIVES TO THE PROPOSED ACTION

Preparation and periodic updating of the General Plan are required by State law; hence, the "no project" alternative is not viable.

Another alternative is to continue with the 1973 General Plan as amended. The purposes of the proposed revisions, however, were to improve previous policies, update and correct deficiencies, and incorporate new goals of Carmel's citizens. Furthermore, the new plan contains additional elements permitted by State law.

Alternatives to specific items within the various elements have been evaluated in the development of the plan. Relevant portions of those discussions have been included in the Supporting Information section of each element.

THE RELATIONSHIP BETWEEN LOCAL SHORT TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG TERM PRODUCTIVITY

As this plan is implemented, vacant land (in limited supply in Carmel) may be committed to urban use and existing uses will change over time. Major physical and cultural attributes of the community setting are identified in the plan, and policies and programs have been set forth to preserve, use and maintain them. If the plan were not available, it is quite possible that more of the distinctive characteristics of Carmel's setting would be obliterated. It is quite possible that Carmel's distinctive identity would be lost, that future conflicts between incompatible land uses would occur and that opportunities to enhance the City both visually and socially might be foreclosed.

GROWTH INDUCING IMPACTS RESULTING FROM PLAN IMPLEMENTATION

The General Plan defines appropriate areas for growth in the future, but adoption of the plan does not induce development. Urban growth limits are defined and densities consistent with community goals are set forth. Legalization and acceptance of previously unapproved but existing second food preparation areas is recognized by the City as one means of insuring these units are decent, safe, and sanitary primarily for the current residents and, therefore, are not growth inducing. Major annexations are not proposed as part of this plan. Over the long term if the Sphere of Influence area is proposed for annexation, impacts should be reevaluated prior to such an action.

EIR DISTRIBUTION LIST

The list of people and agencies to which EIR materials are forwarded are on file with the City Clerk.

PREPARATION OF THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

This General Plan EIR was prepared by Earth Metrics Incorporated, in consultation with the Carmel Planning Department.